



# Lakeside Plantation

## Community Development District

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Patrick Lavoy, Chairman

Mary Martin, Vice Chairperson

Bonnie Benjamin, Assistant Secretary

Maria Chichelli, Assistant Secretary

Bud Sabol, Assistant Secretary

October 23, 2024

# AGENDA

*Lakeside Plantation Community Development District*  
**AGENDA**

Seat 3: Patrick Lavoy - C	
Seat 1: Mary Martin - VC	
Seat 5: Maria Chichelli - AS	
Seat 4: Bonnie Benjamin - AS	
Seat 2: Alan Sabol - AS	

Wednesday  
 October 23, 2024  
 6:00 p.m.

Lakeside Plantation Clubhouse  
 2800 Plantation Blvd.  
 North Port, FL 34289

Zoom Link: <https://us06web.zoom.us/j/2098354607>

Meeting ID: 209 835 4607

Passcode: q8H0Vc

Zoom Phone #: 929-205-6099

**Board of Supervisors Meeting**

- I. Roll Call
- II. Pledge of Allegiance
- III. Audience Comments on Specific Items on the Agenda (Audience Comments Limited to 3 Minutes per Person)
- IV. District Engineer
- V. Business Administration
  - A. Approval of Minutes of the September 18, 2024 Meeting
  - B. Approval of Check Register
  - C. Balance Sheet & Income Statement
  - D. Special Assessment Receipts Schedule
  - E. Consideration of Resolution 2025-02 Budget Amendment FY24
- VI. New Business Items
  - A. Ratification of Reimbursement to Pat Lavoy - \$42.79
  - B. Consideration of Resolution 2025-01 Resetting the Date of the Public Hearing for the Purpose of Adopting Amended Amenity Facilities Policies
  - C. Consideration of Suspension of Amenity Privileges (Christina Powell)
  - D. Approval of Annual Audit Report for Fiscal Year 2023
  - E. Liaison Reports
    1. Supervisor Chichelli (Landscape)
    2. Supervisor Sabol (Aquatics)

3. Supervisor Lavoy (District Maintenance Items)
    - i. Fountain Repurpose
  4. Supervisor Lavoy (Pool & Courts)
    - i. Proposal from Viking for Replacement of Circuit Breakers
  5. Supervisor Martin (Clubhouse & Facilities)
- VII. General Audience Comments
- VIII. Staff Reports
- A. Attorney
  - B. District Manager
  - C. Amenity Manager
    1. Report
    2. Consideration of Proposal from Bandit Fitness Equipment
    3. Consideration of Proposal from Everon/ADT to Install 3 Additional Card Readers
- IX. Supervisors Requests
- X. Next Regularly Scheduled Board Meeting is **November 20, 2024, at 6:00 p.m.** at Lakeside Plantation Clubhouse
- XI. Adjournment

***Meetings are open to the public and may be continued to a time, date and place certain. For more information regarding this CDD please visit the website: <http://lakesideplantationcdd.com>***

# SECTION V

# SECTION A

**MINUTES OF MEETING  
LAKESIDE PLANTATION  
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Lakeside Plantation Community Development District was held on Wednesday, **September 18, 2024** at 6:00 p.m. via Zoom Communication Media Technology and at the Lakeside Plantation Clubhouse, 2800 Plantation Boulevard, North Port, Florida.

Present and constituting a quorum:

Pat Lavoy	Chair
Mary (Sue) Martin	Vice Chair
Alan (Bud) Sabol	Assistant Secretary
Pina Chichelli	Assistant Secretary

Also present:

Jordan Lansford	GMS – District Management
Sarah Sandy ( <i>via Zoom</i> )	Kutak Rock, LLP
Harold Myers	Clubhouse Office Manager
Residents	

*The following is a summary of the discussions and actions taken at the September 18, 2024 regular meeting of the Board of Supervisors of the Lakeside Plantation Community Development District.*

**FIRST ORDER OF BUSINESS**

**Roll Call**

Ms. Lansford called the meeting to order at 6:00 p.m. and called the roll. A quorum was present.

**SECOND ORDER OF BUSINESS**

**Pledge of Allegiance**

The Pledge of Allegiance was recited.

**THIRD ORDER OF BUSINESS****Audience Comments on Specific Items on the Agenda** *(Audience Comments Limited to 3 Minutes per Person)*

Ms. Lansford opened the audience comments period on agenda items. The following residents addressed the Board:

- Mr. Bob Sixt of 1274 Jonah Drive noted that the Clubhouse looked nice, but the landscaping did not look good, as bushes and trees around the pool needed to be trimmed. There were also low hanging branches along the sidewalk and flowers around the island needed to be pulled out, as there were overgrown weeds.
- Mr. Devon Poulos of 1255 Jonah Drive recommended not involving any landscaping, if the Board decided to proceed with the fountains and pergolas, as he preferred to have a concrete wall that looked nice. He also suggested keeping the equipment in the Fitness Center that was functional, to keep costs low, thanked Mr. Ron Perry for sending out the email regarding CDD matters and questioned why they were replacing pool heaters, as they were still under the warranty. The clubhouse rental rates should be increased, in order to keep assessments down, as it could generate \$25,000 to \$30,000.
- Mr. Gary Ronald of 2608 Peach Circle felt that the community wasted thousands of dollars on the pool, because years ago, when the pool was sinking, he advised that the pool equipment was actually sinking and he and Mr. Ron Perry submitted a proposal to repair it. In addition, the drain was plugged. If this was not addressed, they would continue to waste money. The heater was failing because the equipment was not secured and causing a vibration. Everything in that enclosure needed to be raised because equipment was getting wet.

There being no further comments, Ms. Lansford closed the audience comments period.

**FOURTH ORDER OF BUSINESS****District Engineer****A. Pond Erosion Report**

Ms. Lansford reported that Mr. Brad Foran inspected the erosion on the 16 ponds within Lakeside Plantation and did not find any areas that were severe in nature or required immediate attention for erosion repair. He would like to revisit them in the dry season when water levels were low. His report was provided to the Board. Ms. Martin noted on the pond at the Clubhouse,

part of the erosion problem was due to the clay entering the pond from the tennis courts when it rained and questioned whether there was a way to prevent the clay from running from the tennis courts. Ms. Lansford would confer with Mr. Foran. Mr. Sabol pointed out that Mr. Foran’s report was excellent and valuable, as it answered many of their questions.

**FIFTH ORDER OF BUSINESS**

**Business Administration**

**A. Approval of Minutes of the August 21, 2024 Meeting**

Ms. Martin stated on Page 7, she did not ask about refurbishing the Clubhouse. Mr. Lavoy did.

On MOTION by Ms. Martin seconded by Mr. Lavoy with all in favor the Minutes of the August 21, 2024 Meeting were approved as amended.

**B. Approval of Check Register**

**C. Balance Sheet & Income Statement**

**D. Special Assessment Receipts Schedule**

Ms. Lansford presented the August Check Register in the amount of \$24,637.66, unaudited Financial Statements for August 31, 2024 and Special Assessment Receipts Schedule.

On MOTION by Mr. Lavoy seconded by Mr. Sabol with all in favor the August 2024 Check Register was approved.

**SIXTH ORDER OF BUSINESS**

**New Business Items**

**A. Consideration of License Agreement with Vending Group for Soda & Snack Machine**

Ms. Lansford presented a License Agreement with Vending Group for the soda and snack machine. Mr. Harold Myers recommended not proceeding with the approval of this agreement, as he would like to see if there were any other options.

**B. Liaison Reports**

**1. Supervisor Chichelli (Landscape)**

Ms. Chichelli received several complaints, regarding the landscaping, as whomever was doing the landscaping, was not addressing it. The CDD was only responsible for CDD property and not the preserve. Sometimes the landscaper would address the preserve, but at times it was

too wet, which could damage those areas. Anything close to a home, was the responsibility of the HOA. They were in the process of changing the flowers. The trimming of the Palms would be completed in the Fall, but if there were low hanging branches, the landscaper would take care of it.

**2. Supervisor Sabol (Aquatics)**

**i. Consideration of Shoreline Plan from Solitude**

Mr. Sabol recalled that the Board received a proposal from Solitude, several months ago, to repair shorelines for \$14,000, but it was no longer valid. However, the District Engineer, did not find any areas that were severe or required immediate attention.

**3. Supervisor Lavoy (District Maintenance Items)**

**i. Revised Proposal from Florida Pergola**

Mr. Lavoy received a proposal from Zinga's Pergola, but it was for a different design, versus Florida Pergola, which provided exactly what they had. In his opinion, the pergolas were part of the Lakeside Plantation look and felt that they had a good quote from Florida Pergola. Ms. Martin agreed that the pergolas defined Lakeside Plantation and felt that the centerpiece and two side pieces, needed to be re-erected. It may be more money, but it was a great design that met the Miami-Dade code. Mr. Sabol questioned the cost. Mr. Lavoy stated that Florida Pergola quoted \$73,855 in total and Zinga's quoted \$87,105 per side or \$160,000. Ms. Chichelli questioned whether they were taking residents' concerns into consideration. Mr. Sabol recalled when a survey was sent out, half were in favor of it and half were not. Mr. Lavoy was in favor of the Board approving the proposal from Florida Pergola, as it was exactly what they had with 4x4 steel columns, welded plates, angle flanges and PVC columns, had confidence with them and other contractors were charging a higher cost. It would make the community look good, once the Bougainvilles grow over them in a year. Ms. Martin agreed, as in the past, brides took pictures in front of them and they made the community look good.

Ms. Lansford opened the floor to audience comments. Ms. Theresa Mahoney of 1520 Scarlett Avenue was happy to not have any further discussion, especially on the pros and cons and to move forward, but voiced concern about the timeframe for the implementation. Mr. LaVoy indicated that once the contract was issued, it would take 10 to 30 days to obtain the permit and engineering and then it would take two weeks for construction. The painting would

be completed, once the wood was dry. Mr. Ron Perry of 1663 Scarlett Avenue recalled an original quote of \$42,000 and questioned why it increased by \$30,000. Mr. Lavoy stated that it was due to the PVC columns. Mr. Perry did not believe this was a good deal. Mr. Ron Jursch of 2226 Boxwood Street questioned the Board's priorities, since they would be spending a great deal of money and recommended that these funds be spent to repair the pool. Mr. Devon Poulos of 1255 Jonah Drive recalled on the survey, when residents being asked if they were in favor of rebuilding the front entrance pergolas back to the original design for \$75,000, 141 residents were not in favor it and 122 residents were in favor of it. This was irresponsible and a waste of residents' funds and would campaign for these Board Members to no longer serve on the Board at the next election. There being no further comments, Ms. Lansford closed the audience comments period.

On MOTION by Ms. Martin seconded by Mr. Lavoy with all in favor the proposal from Florida Pergola in the amount of \$73,855 was approved.

**ii. Fountain Repurpose**

Mr. Lavoy recalled that the Board was in favor of repurposing the fountain and obtained prices, one to remove everything. In the next couple of weeks, he planned to receive additional proposals and requested that this item be tabled to the October meeting. Ms. Martin was not in favor of keeping the fountains, as they were down as much as they were working and due to the maintenance cost, as over five years, the total cost to maintain them was \$60,000. Other communities did not have fountains for this reason and felt that the fountains should be removed or repurposed. Ms. Chichelli was in favor of removing the fountains and installing landscaping. Mr. Sabol agreed, as last year, when they first started discussing it, there were already maintenance costs of \$46,000. Mr. Lavoy would provide additional proposals at the next meeting.

**4. Supervisor Lavoy (Pool & Courts)**

Mr. Lavoy reported that three additional pool designers were involved with the pool project. One was onsite this week, another one was coming on Friday, a third one coming on Tuesday and he expected a proposal from another one. By the next meeting, he expected to

present three bids to the Board to replace the entire filtration system and bring it up to standards with new drain lines and electrical components.

#### **5. Supervisor Martin (Clubhouse & Facilities)**

Ms. Martin reported that they were busy with the Clubhouse. The painters did a terrific job and Mr. Myers should be praised for finding this vendor, as the work was completed in four days. She obtained quotes several months ago, to replace the window blinds, because the existing ones were wood and some of slats were rotting and breaking. The blinds in the pool room were stained so badly that they had to be thrown away. There were four quotes for faux wood, which was the material that they were using at this time. They did not have tapes or pull strings and were light and clean. The plan was to have new blinds on all windows at the Clubhouse. The highest quote was \$8,016 and the lowest was \$6,370. Mr. Lavoy agreed that they needed to have blinds and questioned who Ms. Martin would recommend. Ms. Martin recommended the proposals from Budget Blinds and ShadeNStyle.

On MOTION by Ms. Martin seconded by Ms. Chichelli with all in favor the proposal from Budget Blinds for blinds in the Clubhouse in the amount of \$6,370.92 was approved.

- **Proposal from Tamiami Painting, Inc. for Exterior Painting of Clubhouse**  
(Item8C5)

Mr. Myers spoke with the painters regarding the Clubhouse, as paint was chipping on the pillars, the gazebo by the lake and 21 Clubhouse doors. There was a proposal with Tamiami Painting for the gazebo, all of the pillars in the front and back of the Clubhouse and 21 doors in the amount of \$5,389, which was an excellent price. Once the inside and outside of the Clubhouse looked good, they could rent it out and promote it for wedding receptions. A wedding reception was already booked for January 12, 2025. The gazebo would be a beautiful spot for bride and grooms to take pictures. He has been emailing LMP every day for the past two weeks, as the equipment that the company that they provided to trim the Palm trees, broke down, but he just received confirmation that the equipment was repaired and he should find out tomorrow morning, when they would return. Before a motion was made, Mr. Sabol questioned the total finances of the District. Ms. Lansford confirmed that the transfer was made to the Reserve Fund last month and before the pergolas were approved for \$73,000, the balance in the Reserve Fund

was \$622,013, as of the end of August and the District was \$57,938 underspent in the Operation and Maintenance (O&M) Budget.

On MOTION by Mr. Sabol seconded by Ms. Martin with all in favor the proposal from Tamiami Painting for exterior painting of the Clubhouse in the amount of \$5,589 was approved.

## **SEVENTH ORDER OF BUSINESS**

### **General Audience Comments**

Ms. Lansford opened the general audience comments period. The following residents addressed the Board:

- Mr. Bob Sixt of 1274 Jonah Drive questioned whether their maintenance person could do the painting.
- Ms. Louise White of 1596 Scarlett Avenue lived next to a cement drain where water was being pumped out and questioned the last time someone inspected it, to ensure that it was functioning properly. She made a formal complaint to the North Port Water Department about water that was not draining and they were going to come out to investigate.
- Mr. Paul Fazzina of 1627 Scarlett Avenue requested that the swale behind his house be inspected, as it filled completely with water after it rained and drained slowly.
- Ms. Patricia Ware of 1638 Scarlett Avenue voiced concern about the amount of money being spent by the Board and asked if there were upcoming expenditures.
- Mr. Ron Perry of 1663 Scarlett Avenue pointed out that water for the fountains cost money, as well as electricity, which was necessary to run the pumps for the fountains. The maintenance costs were high, as going back to 2018, \$18,000 was spent on maintenance and if one motor breaks down, it would cost a great deal of money to repair it. He estimated that \$17,700 equated to \$5.27 per household per year.
- Mr. Devon Poulos of 1255 Jonah Drive praised Mr. Myers and his team, as there was now a different vibe in the Clubhouse and appreciated that Mr. Foran mentioned in his report, that Pond 7 was overgrown, as Solitude used the excuse that it was natural vegetation. He requested that the Board keep in mind that on

the survey, 65% of residents did not want the fountains and they should be removed. The Board should not be basing their decisions off of people capitalizing off of money that the CDD spent, because if there was a hurricane, they would not have any money to make repairs. With Hurricane Ian, the landscaping cost \$151,000 to replace and the cost would be double now. Residents were questioning the type of system that was being installed at the pool and whether it would be a saltwater pool. In actuality, there would be a salt generator that makes chlorine. The pool equipment needed to be raised, which would cost \$150,000. A UV filter was not necessary.

- Mr. Ron Jursch of 2226 Boxwood Street appreciated the effort of the Board to provide a survey to residents and suggested generating another survey on what residents felt were priorities.
- Ms. Carolyn O'Neil of 2432 Magnolia Circle voiced concern that the pond behind Plantation Boulevard looked black. There used to be birds and fish and now they are gone and questioned whether aeration was being considered. Mr. Sabol indicated that it was caused by the 30 inches of rain in the last month and excessive heat, which they did not control. The water is not going to back up, as it was filtering fine.

There being no further comments, Ms. Lansford closed the general audience comments period.

## **EIGHTH ORDER OF BUSINESS**

### **Staff Reports**

#### **A. Attorney**

There being no comments, the next item followed.

#### **B. District Manager**

Ms. Lansford pointed out if the Board wanted to accept Mr. Myers recommendation to increase the Clubhouse rental rates, they must advertise for a public hearing, 29 days in advance. In addition, there was a potential quorum issue for the October 16<sup>th</sup> meeting and suggested moving it to October 23<sup>rd</sup>. There was Board consensus to move the October meeting to October 23, 2024.

**C. Amenities Manager****1. Report**

Mr. Myers presented the Amenities Manager Report.

**2. Request to Increase Clubhouse Rental Rates**

Ms. Lansford requested the maximum rate to be approved by the Board, in order to advertise for it. Similar to the budget, the Board could not approve anything higher than this amount. Mr. Lavoy wanted to set a maximum ceiling of \$1,000. Ms. Sandy indicated that they must have the maximum amounts and rate categories in order to publish the rates. Mr. Lavoy requested that Mr. Myers provide the rates for day rentals, night rentals, set up and clean up fees. Ms. Sandy noted that it must include the number of hours and if it was for specific rooms, non-residents and homeowners.

On MOTION by Mr. Lavoy seconded by Ms. Chichelli with all in favor setting a public rulemaking hearing on the amenity facility rental rates for October 23, 2024 at 6:00 p.m. at this location with authority to Mr. Myers to provide the rate categories and rental amounts for publication was approved.

**3. Fitness Center Quotes & Lease Options**

Mr. Myers noted that there was some equipment in the Fitness Center that did not need to be replaced. All of the free weights were new, but quotes were requested, so they would know what it would cost to purchase, lease or rent the equipment. The cost for replacing most of the equipment was \$36,000, which was a good price for all new equipment, but since some equipment could be removed from the proposals, Mr. Myers would obtain a new proposal. Mr. Lavoy requested input from people that use the equipment and coming up with a plan. Mr. Myers agreed, as in July, 2,000 people use the Fitness Center, which was impressive. Ms. Chichelli felt that they needed to know the demographics of the people that use the Fitness Center. Ms. Lansford would include this item on the next agenda.

**4. Pool Heater Repair vs Replacement**

Mr. Myers indicated that two pool heaters were 17 years ago and felt that they served their purpose. There was a quote for repairing the one heater that was broken, which would cost \$4,500 to repair. However, before he started, there was a quote to replace two heaters for

\$22,000, but if they wanted to replace the one that was completely down, it would cost \$11,000. However, if they repaired it for \$4,500, they would not receive a warranty and recommended replacing it. In 2021, three pool heaters were replaced for \$9,000 each and would find out if there was an existing warranty. Mr. Lavoy recalled that three pool heaters were replaced and there was a warranty. These were two that needed to be replaced and should be replaced, as they were 17 years old. Mr. Sabol asked if any pool parts could be used towards the new ones. Mr. Lavoy confirmed that the parts could be used. Mr. Devon Poulos of 1255 Jonah Drive recalled that there were four heaters for the pool and one for the spa, three of which were replaced in 2021. The one in the spa was also replaced and questioned whether the one for repair was replaced in 2021. Mr. Myers would verify this. Mr. Lavoy believed that there needed to be a new quote for both heaters. Mr. Myers would obtain revised quotes. Ms. Lansford would include the revised proposals on next month's agenda.

**5. Proposal from Tamiami Painting, Inc. for Exterior Painting of Clubhouse**

This item was discussed.

**NINTH ORDER OF BUSINESS**

**Supervisor's Requests**

There being no comments, the next item followed.

**TENTH ORDER OF BUSINESS**

**Next Regularly Scheduled Board Meeting  
is October 16, 2024 at 6:00 p.m. at  
Lakeside Plantation Clubhouse**

Ms. Lansford stated the next meeting was rescheduled for October 23, 2024 at 6:00 p.m. at this location.

**ELEVENTH ORDER OF BUSINESS**

**Adjournment**

<p>On MOTION by Mr. Lavoy seconded by Ms. Martin with all in favor the meeting was adjourned at 7:08 p.m.</p>
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Secretary/Assistant Secretary

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Chair/Vice Chair

# SECTION B

# Lakeside Plantation Community Development District

## Summary of Invoices

September 1, 2024 to September 30, 2024

Fund	Date	Check No.'s	Amount
General Fund	9/9/24	3584-3594	\$ 113,683.26
	9/24/24	3595-3600	\$ 1,292.68
			\$ 114,975.94
Capital Reserve Fund	9/9/24	151	\$ 12,720.00
	9/24/24	152-154	\$ 32,814.75
			\$ 45,534.75
Automatic Drafts			
	Florida Power & Light	2200 Plantation Blvd - Clubhouse	\$ 888.87
		2200 Plantation Blvd - Fountain	\$ 139.05
		2200 Plantation Blvd - Pool	\$ 951.30
	North Port Utilities	2200 Plantation Blvd - Clubhouse	\$ 69.92
		2200 Plantation Blvd - Fountain	\$ 27.12
		2200 Plantation Blvd - Pool	\$ 132.22
		2200 Plantation Blvd - Garbage Collection	\$ 185.32
	Comcast	2200 Plantation Blvd - Clubhouse	\$ 140.37
	ADT	2200 Plantation Blvd - Clubhouse	\$ 519.73
	Marlin Business Bank	Copier Contract Payment	\$ 104.86
			\$ 3,158.76
			\$ 118,134.70

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #	
9/09/24	00014	8/28/24 1188036	202408 320-53800-48200	CLUBHOUSE WATER AUG24	*	72.25		
		8/31/24 1192868	202408 320-53800-48200	CLUBHOUSE WATER AUG24	*	5.00		
							CULLIGAN WATER	77.25 003584
9/09/24	00260	7/01/24 WO-00162	202407 330-53800-51000	PUMP REPAIR	*	300.00		
							DART POOL SOLUTIONS, INC	300.00 003585
9/09/24	00245	8/29/24 24983	202408 300-15500-10000	FY25 INSURANCE RENEWAL	*	37,546.00		
							EGIS INSURANCE ADVISORS	37,546.00 003586
9/09/24	00439	9/09/24 32656	202409 330-53800-48700	PREVENTATIVE MAINT. SEP24	*	165.00		
		9/09/24 32657	202409 330-53800-48700	TREADMILL REPAIR	*	992.90		
							FITREV	1,157.90 003587
9/09/24	00417	9/03/24 13	202409 310-51300-34000	MANAGEMENT FEES - SEPT24	*	3,825.00		
		9/03/24 13	202409 310-51300-35200	WEBSITE ADMIN - SEPT24	*	72.00		
		9/03/24 13	202409 310-51300-35100	INFO TECH - SEPT24	*	112.50		
		9/03/24 13	202409 310-51300-31300	DISSEM AGENT - SEPT24	*	83.33		
		9/03/24 13	202409 330-53800-12000	AMENITY STAFF - JUN24	*	3,058.60		
		9/03/24 13	202409 330-53800-12000	AMENITY STAFF - JUL24	*	16,467.17		
		9/03/24 13	202409 330-53800-12000	AMENITY STAFF - AUG24	*	30,553.52		
		9/03/24 13	202409 310-51300-42000	POSTAGE	*	274.80		
		9/03/24 13	202409 310-51300-34000	RECRUIT MEETING-AMENITY	*	218.75		
		9/03/24 13	202409 310-51300-34000	VENDOR COORDINATION	*	43.75		
		9/03/24 13	202409 310-51300-34000	JOB DESCRIPT UPDATES LSP	*	350.00		
		9/03/24 13	202409 310-51300-34000	INDEED ADVERTISEMENT	*	200.00		
		9/03/24 13	202409 310-51300-34000	FACILITATION OF 180+ JOBS	*	120.00		

AP300R  
 \*\*\* CHECK NOS. 003584-003600

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER  
 LAKESIDE PLANTATION - GENERAL  
 BANK A LAKESIDE PLANTATION

RUN 10/18/24

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
9/03/24	13	202409 300-36900-10000	INDEED ADVERTISEMENTS		*	450.00	
9/03/24	13	202409 310-51300-34000	PREPARATION OF EMPLOYMENT		*	600.00	
9/03/24	13	202409 310-51300-34000	AMENITY MANAGE STATUS REP		*	87.50	
9/03/24	13	202409 310-51300-34000	ONBOARDING 5 EMPLOYEES		*	160.00	
9/03/24	13	202409 300-36900-10000	INDEED ADVERTISEMENT		*	150.00	
9/03/24	13	202409 310-51300-34000	ONBOARDING		*	40.00	
9/03/24	13	202409 310-51300-34000	INCIDENT REPORT TEMPLATE		*	31.25	
9/03/24	13	202409 310-51300-34000	ONBOARDING		*	80.00	
9/03/24	13	202409 310-51300-42000	PRINTING		*	50.85	
GMS-TAMPA LLC							57,029.02 003589
9/09/24	00061	8/21/24 M1068596	202408 330-53800-51100 POOL SERVICE AUG24		*	1,900.00	
HOWARD'S POOL WORLD, INC.							1,900.00 003590
9/09/24	00371	8/30/24 3440130	202407 310-51300-31500 GENERAL COUNSEL JUL24		*	1,880.00	
KUTAK ROCK LLP							1,880.00 003591
9/09/24	00388	9/01/24 186332	202409 320-53800-46400 LANDSCAPE MAINT SEPT24		*	12,836.64	
LANDSCAPE MAINTENANCE PROFESSIONALS							12,836.64 003592
9/09/24	00298	9/01/24 45925	202409 330-53800-48102 POOL BREAKER MAINTENANCE		*	353.00	
SERGEANT'S ELECTRIC							353.00 003593
9/09/24	00362	7/02/24 I53800	202407 330-53800-51000 MAINTENANCE		*	160.00	
		8/26/24 I55723	202408 330-53800-51000 MAINTENANCE		*	358.01	
		8/29/24 I55829	202408 330-53800-51000 MAINTENANCE		*	85.44	
SYMBIONT SERVICES CORP							603.45 003594
9/24/24	00200	9/18/24 09182024	202409 310-51300-11000 BOS MEETING 9/18/24		*	200.00	
ALAN SABOL							200.00 003595
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LKSD LAKESIDE PLANT HHENRY							

AP300R  
\*\*\* CHECK NOS. 003584-003600

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER  
LAKESIDE PLANTATION - GENERAL  
BANK A LAKESIDE PLANTATION

RUN 10/18/24

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
9/24/24	00348	9/18/24 09182024	202409 310-51300-11000	BOS MEETING 9/18/24 MARY MARTIN	*	200.00	200.00 003596
9/24/24	00401	9/18/24 09182024	202409 310-51300-11000	BOS MEETING 9/18/24 PATRICK LAVOY	*	200.00	200.00 003597
9/24/24	00282	9/18/24 09182024	202409 310-51300-11000	BOS MEETING 9/18/24 MARIA J CHICHELLI	*	200.00	200.00 003598
9/24/24	00298	9/06/24 45996	202409 330-53800-48102	MAINTENANCE SERGEANT'S ELECTRIC	*	387.00	387.00 003599
9/24/24	00106	9/16/24 3939130	202409 310-51300-48000	NTC OF FY25 MEETINGS SUN NEWSPAPERS	*	105.68	105.68 003600
TOTAL FOR BANK A						114,975.94	
TOTAL FOR REGISTER						114,975.94	



better water. pure and simple.®

P.O. BOX 61648  
 FORT MYERS , FL 33906  
 941-485-7526

Invoice #	1188036
Date:	08/28/2024
Customer:	1017805
Purchase Order	

Delivery Address

LAKESIDE PLANTATION  
 219 E LIVINGSTON STREET  
 ORLANDO, FL 32801

LAKESIDE PLANTATION  
 2200 PLANTATION BLVD  
 NORTH PORT, FL 34289

Terms N30

941-423-5500

Code	Item	Qty	Price	Total
2413	5 GAL DRINKING WATER	9.000	7.75	69.75
4201	DELIVERY FEE	1.000	2.50	2.50

SubTotal Sales:	72.25
Sales Tax:	0.00
<b>Invoice Total:</b>	<b>72.25</b>

Thank you for your business  
 Pay your bill online using our secure payment page at [www.culligansarasota.com](http://www.culligansarasota.com)

320 53800 48200  
 Club house drinking water



better water. pure and simple.®

P.O. BOX 61648  
FORT MYERS, FL 33906  
941-485-7526

Invoice #	1192868
Date:	08/31/2024
Customer:	1017805
Purchase Order	

Delivery Address

LAKESIDE PLANTATION  
219 E LIVINGSTON STREET  
ORLANDO, FL 32801

LAKESIDE PLANTATION  
2200 PLANTATION BLVD  
NORTH PORT, FL 34289

Terms N30

941-423-5500

Code	Item	Qty	Price	Total
3005	6 BOTTLE RACK	1.000	5.00	5.00

9/1/2024 To 9/30/2024

SubTotal Sales:	5.00
Sales Tax:	0.00
<b>Invoice Total:</b>	<b>5.00</b>

Thank you for your business  
Pay your bill online using our secure payment page at [www.culligansarasota.com](http://www.culligansarasota.com)

*Clubhouse drinking water.  
32053800 48200  
JM*



**better water. pure and simple.®**

P.O. BOX 61648  
FORT MYERS, FL 33906  
941-485-7526

LAKESIDE PLANTATION  
219 E LIVINGSTON STREET  
ORLANDO, FL 32801

IF PAYING BY CREDIT CARD, PLEASE CHECK CORRECT CARD AND FILL OUT BELOW		
<input type="checkbox"/>	<input checked="" type="checkbox"/> <b>VISA</b>	<input type="checkbox"/>
<input type="checkbox"/> PLEASE CHECK BOX TO ENROLL IN AUTOMATIC BILL PAYMENT		
CARD NUMBER		V. CODE
SIGNATURE		EXP. DATE
DATE	PAY THIS AMOUNT	ACCOUNT NUMBER
08/31/2024	82.25	1017805
Pay By Date: Sep 15		AMOUNT PAID \$

REMIT PAYMENT TO:  
CULLIGAN WATER CONDITIONING  
P.O. BOX 61648  
FORT MYERS, FL 33906

**Balance Forward Statement**  
RETURN THIS TOP PORTION WITH YOUR PAYMENT  
PLEASE WRITE ACCOUNT NUMBER ON CHECK

Page: 1

InvDate	InvNum	Location	Billed	Tax	Balance
<b>Previous Balance: 07/31/2024</b>					<b>5.00</b>
<b>Location 1017805</b>					
<b>LAKESIDE PLANTATION</b>		<b>2200 PLANTATION BLVD</b>			
<b>08/28/2024</b>	<b>1188036</b>	<b>1017805</b>	<b>PO#</b>		<b>72.25</b>
2413	5 GAL DRINKING WATER		9.000 @	7.75	69.75 0.00
4201	DELIVERY FEE		1.000 @	2.50	2.50 0.00
<b>08/31/2024</b>	<b>1192868</b>	<b>1017805</b>	<b>PO#</b>		<b>5.00</b>
3005	6 BOTTLE RACK		1.000 @	5.00	5.00 0.00
<b>Total Due by the 15th:</b>					<b>82.25</b>

*320 53800 48 200*  
*Club house water*  
*Aliq*

THIRTY DAYS OVERDUE

Current	77.25	30day	5.00	60day	0.00	90day	0.00	Balance	82.25
---------	-------	-------	------	-------	------	-------	------	---------	-------

Pay your bill online using our secure payment page at [www.culligansarasota.com](http://www.culligansarasota.com)

Culligan Water Conditioning, 1099 Enterprise Court, Nokomis, FL 34275 941-485-7526

**INVOICE**

**Dart Pool Solutions**  
 1181 S Sumter Blvd PMB 324  
 NORTH PORT, FL 34287

info@dartpoolsolutions.com  
 +1 (941) 743-2010



**Bill to**

Hannah Smith  
 Lakeside Plantation DNS  
 Lakeside Plantation  
 2200 Plantation Blvd  
 North Port, FL 34287

**Ship to**

Hannah Smith  
 Lakeside Plantation DNS  
 2200 Plantation Blvd  
 North Port, FL 34289

**Invoice details**

Invoice no.: WO-0016293 0013305380051000  
 Terms: Due on receipt  
 Invoice date: 07/01/2024  
 Due date: 07/01/2024

#	Date	Product or service	Description	Qty	Rate	Amount
1.			Installed pump motor supplied by property management. Upon install found pump motor missing bonding lug. Advised not to open pool until motor is properly bonded. Will need to contact a licensed electrician to get pump bonded.			
2.		<b>Labor</b>	Labor	2	\$150.00	\$300.00

**Total \$300.00**

**Ways to pay**



Contact Dart Pool Solutions to pay.

[Pay invoice](#)

**Overdue 07/01/2024**

**View invoice online**

Scan code or go to the link below to view the invoice online

[View invoice](#)

# INVOICE



Customer	Lakeside Plantation Community Development District
Acct #	670
Date	08/29/2024
Customer Service	Kristina Rudez
Page	1 of 1

Lakeside Plantation Community Development District  
 c/o Governmental Management Services  
 4530 Eagle Falls Pl  
 Tampa, FL 33619

Payment Information	
Invoice Summary	\$ 37,546.00
Payment Amount	
Payment for:	Invoice#24983
1001241144	

Thank You

Please detach and return with payment



Customer: Lakeside Plantation Community Development District

Invoice	Effective	Transaction	Description	Amount
24983	10/01/2024	Renew policy	Policy #1001241144 10/01/2024-10/01/2025 Florida Insurance Alliance  Package - Renew policy Due Date: 8/29/2024  0013001550010000 Fy25 Insurance Renewal	37,546.00
<b>Total</b>				\$ 37,546.00

Thank You

FOR PAYMENTS SENT OVERNIGHT:  
 Bank of America Lockbox Services, Lockbox 748555, 6000 Feldwood Rd. College Park, GA 30349

<b>Remit Payment To: Egis Insurance Advisors</b> P.O. Box 748555 Atlanta, GA 30374-8555	(321)233-9939  sclimer@egisadvisors.com	Date
		08/29/2024



7823 N Dale Mabry Hwy., STE 107  
 Tampa, FL 33614  
 Ofc: 813-870-2966  
 Fax: 813-870-2896

# Invoice

Date	Invoice #
9/9/2024	32656

<b>Bill To</b>
Lakeside Plantation Harold Myers 2200 Plantation Blvd North Port, FL 34289

<b>Ship To</b>
Lakeside Plantation Harold Myers 2200 Plantation Blvd North Port, FL 34289

S.O. No.	P.O. No.	Terms	Rep
32678		Due on receipt	KM

Item	Description	Ordered	Prev. Invoi...	Invoiced	Rate	Amount
PM Quarterly	Preventative Maintenance - adjusted, tightened, tested, lubricated and cleaned Fitness Equipment as needed  0013305380048700 Preventative Maint. Sep24				165.00	165.00

					<b>Subtotal</b>	\$165.00
					<b>Sales Tax (7.0%)</b>	\$0.00
					<b>Total</b>	\$165.00
					<b>Payments/Credits</b>	\$0.00
					<b>Balance Due</b>	\$165.00

Invoices are considered delinquent thirty (30) days from the invoice date. Interest shall accrue on all past due invoices at the rate of 1.5% per month, or the maximum rate allowable by law, and the client agrees to be liable for all costs related to collection of delinquent invoices, including court costs and attorney's fees.



7823 N Dale Mabry Hwy., STE 107  
 Tampa, FL 33614  
 Ofc: 813-870-2966  
 Fax: 813-870-2896

# Invoice

Date	Invoice #
9/9/2024	32657

<b>Bill To</b>
Lakeside Plantation Harold Myers 2200 Plantation Blvd North Port, FL 34289

<b>Ship To</b>
Lakeside Plantation 2200 Plantation Blvd North Port, FL 34289

S.O. No.	P.O. No.	Terms	Rep
34180		Due on receipt	MJK

Item	Description	Ordered	Prev. Invoi...	Invoiced	Rate	Amount
Parts	VISION T80 TREADMILL SN# TM4451612CA00020			1	495.00	495.00T
Parts	RUNNING BELT			1	165.00	165.00T
Parts	RUNNING DECK					
Parts	STRENGTH EQUIPMENT					
Parts	TRICEP ROPE			1	35.00	35.00T
Parts	PRECOR ELLIPTICAL SN# ALMEC08070042			1	82.90	82.90T
Labor	MACHINE CONTROL (49003403)			2	80.00	160.00
Freight Sales (INV)	Labor Freight Charges are subject to change				55.00	55.00
	0013305380048700					

**Subtotal** \$992.90

**Sales Tax (7.0%)** \$54.45

**Total** \$1,047.35

**Payments/Credits** \$0.00

**Balance Due** \$1,047.35

Invoices are considered delinquent thirty (30) days from the invoice date. Interest shall accrue on all past due invoices at the rate of 1.5% per month, or the maximum rate allowable by law, and the client agrees to be liable for all costs related to collection of delinquent invoices, including court costs and attorney's fees.

Governmental Management Services- Tampa, LLC

# Invoice

1001 Bradford Way  
TN 37763

Date	Invoice #
9/3/2024	13

<b>Bill To</b>
Lakeside Plantation CDD C/O GMS- Tampa, LLC

<b>Ship To</b>

P.O. Number	Terms	Rep	Ship	Via	F.O.B.	Project
			9/3/2024			

Quantity	Item Code	Description	Price Each	Amount
	Management Fees	Management Fees- Sept 24 0013105130034000	3,825.00	3,825.00
	Website Mainten...	Website Maintenance- Sept 24 0013105130035200	72.00	72.00
	Information Techno...	Information Tech- Sept 24 0013105130035100	112.50	112.50
	Dissemination Agent	Dissemination Agent- Sept 24 0013105130031300	83.33	83.33
00 3305380012000	Facility Manageme...	Amenity Staff- June 24	3,058.60	3,058.60
	Facility Manageme...	Amenity Staff- July 24	16,467.17	16,467.17
	Facility Manageme...	Amenity Staff- Aug 24	30,553.52	30,553.52
	Reimbursed Expense	Postage	274.80	274.80
	Management Fees	Recruiting Strategy Meetings to develop the recruiting plans and strategies for the accelerated Amenity Center transition - 4/26/24	218.75	218.75
	Management Fees	Vendor Coordination with Prior Amenity Manager - 4/26/24	43.75	43.75
	Management Fees	Job description updates for LSP, Job application for training - 5/3/24	175.00	175.00
	Management Fees	Job description updates for LSP, Onboarding and Advertising - 5/6/24	175.00	175.00
	Management Fees	Development of Indeed advertisement - 5/7/24	200.00	200.00
	Management Fees	Facilitation of all 180+ job applicants to share with LSP board - 5/7/24	120.00	120.00
00 3003690010000	Miscellaneous	Indeed advertisement expense for Amenity Manager Position	150.00	150.00
	Miscellaneous	Indeed advertisement expense for Clubhouse Attendant 1	150.00	150.00
	Miscellaneous	Indeed advertisement expense for Clubhouse Attendant 2	150.00	150.00
	Management Fees	Preparation of Employment job offer for Harold Myers via DocuSign - 5/30/24	60.00	60.00
	Management Fees	Amenity Management Status reporting an action planning to Pat Lavoy	87.50	87.50
	Management Fees	Onboarding five new employee - 6/7/24	160.00	160.00
	Management Fees	Preparation of employment job offer for Diane Raymond via DocuSign - 6/7/24	80.00	80.00
	Management Fees	Preparation of employment job offer for Frank Caroso via DocuSign - 6/7/24	80.00	80.00
	Management Fees	Preparation of employment job offer for Isabelle Moyer via DocuSign - 6/7/24	80.00	80.00
0013105130034000			<b>Total</b>	

Governmental Management Services- Tampa, LLC

# Invoice

1001 Bradford Way  
TN 37763

Date	Invoice #
9/3/2024	13

<b>Bill To</b>
Lakeside Plantation CDD C/O GMS- Tampa, LLC

<b>Ship To</b>

P.O. Number	Terms	Rep	Ship	Via	F.O.B.	Project
			9/3/2024			

Quantity	Item Code	Description	Price Each	Amount
0013003690010000	Management Fees	Preparation of employment job offer for Karen Hoek	60.00	60.00
	Miscellaneous	Indeed advertisement expense for Clubhouse Attendant 3	150.00	150.00
	Management Fees	Preparation of employment job offer for Jake Reich - 6/25/24	60.00	60.00
	Management Fees	Preparation of employment job offer for Miriam Moyer - 7/15/24	60.00	60.00
	Management Fees	Onboarding for Miriam Moyer - 7/16/24	40.00	40.00
	Management Fees	Preparation of employment job offer for John Whitman - 7/25/24	60.00	60.00
	Management Fees	Preparation of employment job offer for Zoie Bieniek - 7/29/24	60.00	60.00
	Management Fees	Research and provide an incident report template and training from Brian Young, GMS Director of Amenity Management to Harold Myers and Courtney Sears. - 7/30/24	31.25	31.25
	Management Fees	Onboarding- Zoie Bieniek - 8/1/24	40.00	40.00
	Management Fees	Onboarding- John Whitman - 8/1/24	40.00	40.00
0013105130042000	Reimbursed Expense	Printing	50.85	50.85
<b>Total</b>				\$57,029.02

# HOWARD'S POOL WORLD, INC.

OFFICE: (941) 625-6007  
 TOLL FREE: (800) 215-0226  
 FAX: (941) 766-1108

12419 SW COUNTY RD 769  
 LAKE SUZY, FL 34269

Bill To  
 LAKESIDE PLANTATION  
 2200 PLANTATION BLVD  
 NORTH PORT, FL 34289

## Invoice

Date

8/21/2024

Work Done At:	Invoice #	Terms	Due Date	Rep
LAKESIDE PLANTATION 2800 PLANTATION BLVD NORTH PORT, FL 34289	M1068596	NET 10	8/31/2024	DAVID
Quantity	Description	Serviced	Amount	
1	AUGUST 2024 MONTHLY POOL SERVICE  330 53800 52000 Monthly Pool Cleanings HQM 0013305380051100 Pool Service Aug24	8/21/2024	1,900.00	
			<b>Total</b>	\$1,900.00
			Payments/Credits	\$0.00
			Total Account Balance	\$1,488.32

**YOU CAN NOW PAY YOUR BILL ONLINE! PARADISE AWAITS YOU IN ALL SEASONS, CALL US TODAY FOR AN ELECTRIC HEAT PUMP!**

LIC. # CPC 053310

POOL MAINTENANCE & REPAIRS

[www.howardspoolworld.com](http://www.howardspoolworld.com)

**KUTAK ROCK LLP****TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

August 30, 2024

**Check Remit To:**  
 Kutak Rock LLP  
 PO Box 30057  
 Omaha, NE 68103-1157

0013105130031500  
 General Counsel JUL24

Jordan Lansford  
 Lakeside Plantation CDD  
 4530 Eagle Falls Place  
 Tampa, FL 33619

Invoice No. 3440130  
 12323-1

Re: General Counsel/Monthly Meeting

For Professional Legal Services Rendered

07/08/24	S. Sandy	0.10	31.50	Prepare addendum for Aztec Plumbing proposal
07/11/24	S. Sandy	0.70	220.50	Review District Management and Amenity Management agreements; confer with Nelson regarding same
07/15/24	G. Lovett	0.10	25.00	Research matters relating to district rules of procedure and incorporation of new legislation
07/15/24	S. Sandy	0.10	31.50	Confer regarding surplus property resolution
07/16/24	S. Sandy	0.10	31.50	Prepare for meeting
07/17/24	S. Sandy	1.50	472.50	Prepare for and attend Board meeting; conduct follow-up regarding same
07/18/24	S. Sandy	0.30	94.50	Confer regarding revenue sharing agreements
07/22/24	S. Sandy	0.30	94.50	Confer regarding vending machine proposal; review district and amenity management agreements with GMS
07/29/24	S. Sandy	1.10	346.50	Confer regarding amenity facility incident with Behe and Siegel; conduct research regarding same

**KUTAK ROCK LLP**

Lakeside Plantation CDD  
 August 30, 2024  
 Client Matter No. 12323-1  
 Invoice No. 3440130  
 Page 2

07/29/24	D. Wilbourn	0.50	87.50	Prepare temporary suspension of amenity privileges letter
07/30/24	S. Sandy	0.60	189.00	Prepare Behe notice of temporary suspension; confer with Lavoy and Lansford regarding amenity suspension hearing
07/30/24	D. Wilbourn	0.80	140.00	Prepare notice of temporary suspension; prepare hearing outline for suspension hearing
07/31/24	S. Sandy	0.20	63.00	Confer with Meyers regarding incident reports
07/31/24	D. Wilbourn	0.30	52.50	Update suspension hearing outline
TOTAL HOURS		6.70		
TOTAL FOR SERVICES RENDERED				\$1,880.00
TOTAL CURRENT AMOUNT DUE				<u>\$1,880.00</u>



# Invoice

Corporate Office  
 PO Box 267  
 Seffner, FL 33583  
**813-757-6500**  
**813-757-6501**

Date	Invoice #
9/1/2024	186332

Bill To:
Lakeside Plantation CDD c/o GMS -Tampa LLC 4530 Eagle Falls PI Tampa, FL 33619

Property Information

**Services for the month of September 2024**

Description	Qty	Rate	Amount
<b>MONTHLY GROUND MAINTENANCE</b>	<b>1</b>	<b>12,836.64</b>	<b>12,836.64</b>
<b>EFFECTIVE SEPTEMBER 1, 2022</b>			
0013205380046400 Landscape Maint Sept24			

			<b>Total</b>	<b>\$12,836.64</b>
Questions regarding this invoice? Please e-mail arpayments@lmpro.com or call 813-757-6500 and ask for Accounts Receivable. If paying by credit card, please add a 3% processing fee of the Invoice total. Thank you.	<b>Terms</b>	<b>Due Date</b>	<b>Payments/Credits</b>	<b>\$0.00</b>
	<b>Net 30</b>	<b>10/1/2024</b>	<b>Balance Due</b>	<b>\$12,836.64</b>



# CUSTOMER INVOICE

### HOME OWNER INFORMATION

Date 9, 1, 27 Technician Max

Name Lakeside Plantation CDD Phone 741-423-5300 Email \_\_\_\_\_

Address 2800 Plantation Blvd City North Port State FL Zip 34289

### DEVICES

DEVICES	PRICE	WAS THE WORK DONE?	
		YES	NO
LEVEL 1 DEVICE = UP TO 2-STD LAMPS, 110V SWITCH/OUTLET, STD COAX/TEL OUTLET IN USE COVER, CS FAN LIGHT KIT, LIGHT KIT PULL CHAIN, COAX SPLITTER, DOORBELL BUTTON, TOMBSTONE, KEYLESS LIGHT FIXTURE, WP BOX, CS DEVICE, PANCAKE BOX, PICO REMOTE	\$81.00 x Qty = \$	<input type="checkbox"/>	<input type="checkbox"/>
LEVEL 2 DEVICE = 3 OR 4 WAY SWITCH, 20A APPLIANCE CORD, RANGE/DRYER OUTLET, GFCI OUTLET, STACK SWITCH, 110V LITH SMOKE DETECTOR, SMALL J BOX, DOORBELL TRANSF, SP 15-20A BREAKER, 150W LED STD DIMMER, FAN SPEED CONTROL SWITCH, PHOTO CELL, CS FAN REMOTE KITS, UNDER CABINET WIRING PER 5', DOORBELL CHIME, CS T-STAT, PANEL INSPECTION, USB OUTLET, SURGE FLUSH KIT	\$121.00 x Qty = \$	<input type="checkbox"/>	<input type="checkbox"/>
LEVEL 3 DEVICE = TANDEM 6 DP STD 15-90A BREAKER, SP 15-20A AFCI/GFCI BREAKER, PHOTO CELL, MEDIUM J BOX, FAN BRACE BOX, LV DIMMER, CARBON SMOKE DETECTOR/WIRELESS, FAN REMOTE KITS, SMART SWITCH, IN WALL TIMER, OCCUPANCY SENSOR SWITCH	\$187.00 x Qty = \$	<input type="checkbox"/>	<input type="checkbox"/>
LEVEL 4 DEVICE = 80A DISCONNECT, DIRECT BURIAL 8PLICE KIT, HARD WIRE RANGE, COOK TOP, POOL PUMP, HW HEATER, POOL HEATER, DP 70-90A STD BREAKER, 2FT-AFT 2 LAMP LED RETROFIT, OBSOLETE SP 15-20 BREAKER, 110V INDOOR B2B OUTLET, LARGE J BOX, SINGLE CIRCUIT ANALYSIS, HOME INSPECTION UP TO 3,000 SQ FT, CS OVER COUNTER MICROWAVE, COAX/TEL WIRING, CS TV MOUNTED, CS WIFI T-STAT, CHIME KIT, 30A-240V PRESSURE SWITCH/CONTACTOR	\$232.00 x Qty = \$ 232	<input checked="" type="checkbox"/>	<input type="checkbox"/>
LEVEL 5 DEVICE = WIRING FOR LIGHT/OUTLET, HARD WIRE RANGE, COOK TOP, POOL PUMP, HW HEATER, POOL HEATER, OBSOLETE TANDEM/DP 15- 60A BREAKER, 100-125A STD BREAKER, 110V OUTDOOR B2B GCFI OUTLET, 15/20A DP AFCI/BREAKER, COAX/TEL WIRING, AFT-4 LAMP LED RETROFIT	\$298.00 x Qty = \$	<input type="checkbox"/>	<input type="checkbox"/>
LEVEL 6 DEVICE = 15-30A DP GFCI BREAKER, OBSOLETE 70-90A BREAKER, WIRING FOR LIGHT/OUTLET DIFF 2, 100-125A STD MAIN BREAKER, MULTI CIRCUIT ANALYSIS, HOME INSPECTION OVER 6,000 SQ FT, LEVEL 1 SURGE PROTECTOR, 8FT-2 LAMP LED RETROFIT, SMART BRIDGE, WIRE TUGGER/DAY	\$387.00 x Qty = \$	<input type="checkbox"/>	<input type="checkbox"/>
LEVEL 7 DEVICE = 50A DP GFCI BREAKER, WIRING FOR LIGHT/OUTLET DIFF 3, LEVEL 2 SURGE PROTECTOR, CS B2B 50A WP GENERATOR INLET, 120V/240V MECHANICAL TIMER, POOL LIGHT TRANSFORMER, SCAFFOLDING	\$492.00 x Qty = \$	<input type="checkbox"/>	<input type="checkbox"/>
LEVEL 8 DEVICE = 15-30A 120/240V CIRCUIT/OUTLET, 150-200A STD. MAIN BREAKER, B2B 50A WP GENERATOR INLET, WALK BEHIND TRENCHER/DAY, 30-50A B2B RV OUTLET	\$593.00 x Qty = \$	<input type="checkbox"/>	<input type="checkbox"/>
LEVEL 9 DEVICE = 50A 240V WITHOUT GFCI, 15 30A 120/240V CIRCUIT/OUTLET, 50A WP GENERATOR INLET, SCISSORS LIFT/DAY, 30-50A RV OUTLET	\$827.00 x Qty = \$	<input type="checkbox"/>	<input type="checkbox"/>
LEVEL 10 DEVICE = 50A 240V WITHOUT GFCI, OBSOLETE 1PH MAIN BREAKER	\$1,186.00 x Qty = \$	<input type="checkbox"/>	<input type="checkbox"/>

### ADDITIONAL INSTALLATIONS

<u>EM Service Fee</u>	\$ x Qty _____ = \$ <u>121.00</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
_____	\$ x Qty _____ = \$ _____	<input type="checkbox"/>	<input type="checkbox"/>
_____	\$ x Qty _____ = \$ _____	<input type="checkbox"/>	<input type="checkbox"/>
_____	\$ x Qty _____ = \$ _____	<input type="checkbox"/>	<input type="checkbox"/>
_____	\$ x Qty _____ = \$ _____	<input type="checkbox"/>	<input type="checkbox"/>

FUSE PANEL YES  NO  PANEL MFG QO AGE \_\_\_\_\_

0013305380048102  
Pool Breaker Maintenance

PAID CASH  CHECK  # \_\_\_\_\_

TOTAL INVESTMENT \$ 353.00

CREDIT CARD  # \_\_\_\_\_ EXP / AUTH # \_\_\_\_\_ AMOUNT \$ \_\_\_\_\_

NOTES Today I performed an SSA. I found commercial pool pump 208v 30a circuit pulling 140a then breaker tripping. I removed load side of breaker and breaker held. Breaker is not bad.

TOTAL FROM "NOTES" FORM \$ \_\_\_\_\_  
TOTAL \$ \_\_\_\_\_

DEPOSIT \$ \_\_\_\_\_  
PAID TODAY \$ \_\_\_\_\_  
BALANCE \$ 353

I hereby authorize you to proceed with the above work at the quoted price of \$ 353.00

Authorization X Harold Myers  
All work has been performed to my satisfaction X Harold Myers

All permits are non-refundable.  
3 year warranty all parts and labor.

# Symbiont Service Corp.

4372 North Access Road, Englewood, FL 34224  
 941.474.9306 • 800.881.4328 • Fax 941.473.9306  
 "One Company, One Call, Complete Comfort!"

## Statement

DATE

9/1/2024

TO:

Lakeside Plantation  
 c/o Governmental Management Services  
 219 E. Livingston St.  
 Orlando, FL 32801

AMOUNT DUE	AMOUNT ENC.
\$603.45	

DATE	TRANSACTION			AMOUNT	BALANCE
07/02/2024	INV #i53800. Due 07/02/2024. Orig. Amount \$160.00.			160.00	160.00
08/26/2024	INV #i55723. Due 08/26/2024. Orig. Amount \$358.01.			358.01	518.01
08/29/2024	INV #i55829. Due 08/29/2024. Orig. Amount \$85.44.			85.44	603.45
<p><i>Symbiont pool heaters                      some past due.                      330 53800 51000</i></p> <p>0013305380051000                      Maintenance</p>					
CURRENT	1-30 DAYS	31-60 DAYS PAST DUE	61-90 DAYS PAST DUE	OVER 90 DAYS PAST DUE	AMOUNT DUE
0.00	443.45	0.00	160.00	0.00	\$603.45

# Attendance Confirmation for BOARD OF SUPERVISORS

**District Name:** Lakeside Plantation CDD

**Board Meeting Date:** September 18, 2024

	<i>Name</i>	<i>In Attendance Please √</i>	<i>Fee Involved Yes / No</i>
1	Mary Martin	X	Yes (\$200)
2	Bud Sabol	X	Yes (\$200)
3	Patrick Lavoy	X	Yes (\$200)
4	Bonnie Benjamin		Yes (\$200)
5	Pina Chichelli	X	Yes (\$200)

**The supervisors present at the above referenced meeting should be compensated accordingly.**

**Approved for Payment:**

  
**District Manager Signature**

9/18/24  
**Date**

**\*\*RETURN SIGNED DOCUMENT TO Hannah Henry\*\***

0013105130011000  
BOS Meeting 9/18/24

45296

**SERGEANT'S**



**ELECTRIC**

**CUSTOMER INVOICE**

LIC # EC13003043

1075 Innovation Ave., Unit 111

North Port, FL 34289

941.373.5658

SgtElect.com

**HOME OWNER INFORMATION**

Name Lakeside Plantation CDD  
 Address 2200 Plantation Blvd

Date 7/16/24 Technician Nick Zidjan  
 Phone (941) 423-5500 Email propanec@lakesideplantationcdd.com  
 City North Port State FL Zip 34289

**DEVICES**

WAS THE WORK DONE:  
 YES NO

<b>LEVEL 1 DEVICE = UP TO 2-STD LAMPS, 110V SWITCH/OUTLET, STD COAX/TEL OUTLET IN USE COVER, CS FAN LIGHT KIT, LIGHT KIT PULL CHAIN, COAX SPLITTER, DOORBELL BUTTON, TOMBSTONE, KEYLESS LIGHT FIXTURE, WP BOX, CS DEVICE, PANCAKE BOX, PICO REMOTE</b>	\$81.00 x Qty	= \$	<input type="checkbox"/>	<input type="checkbox"/>
<b>LEVEL 2 DEVICE = 3 OR 4 WAY SWITCH, 20A APPLIANCE CORD, RANGE/DRYER OUTLET, GFCI OUTLET, STACK SWITCH, 110V LITH SMOKE DETECTOR, SMALL J BOX, DOORBELL TRANSF, SP 15-20A BREAKER, 150W LED STD DIMMER, FAN SPEED CONTROL SWITCH, PHOTO CELL, CS FAN REMOTE KITS, UNDER CABINET WIRING PER 5', DOORBELL CHIME, CS T-STAT, PANEL INSPECTION, USB OUTLET, SURGE FLUSH KIT</b>	\$121.00 x Qty	= \$	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>LEVEL 3 DEVICE = TANDEM 8 DP STD 15-80A BREAKER, SP 15-20A AFCI/GFCI BREAKER, PHOTO CELL, MEDIUM J BOX, FAN BRACE BOX, LV DIMMER, CARBON-SMOKE DETECTOR/WIRELESS, FAN REMOTE KITS, SMART SWITCH, IN WALL TIMER, OCCUPENCY SENSOR SWITCH</b>	\$187.00 x Qty	= \$	<input type="checkbox"/>	<input type="checkbox"/>
<b>LEVEL 4 DEVICE = 80A DISCONNECT, DIRECT BURIAL SPLICE KIT, HARD WIRE RANGE, COOK TOP, POOL PUMP, H/W HEATER, POOL HEATER, DP 70-90A STD BREAKER, 2FT-4FT 2 LAMP LED RETROFIT, OBSOLETE SP 15-20 BREAKER, 110V INDOOR B2B OUTLET, LARGE J BOX, SINGLE CIRCUIT ANALYSIS, HOME INSPECTION UP TO 3,000 SQ FT, CS OVER COUNTER MICROWAVE, COAX/TEL WIRING, CS TV MOUNTED, CS WIFI T-STAT, CHIME KIT, 30A-240V PRESSURE SWITCH/CONTACTOR</b>	\$232.00 x Qty	= \$	<input type="checkbox"/>	<input type="checkbox"/>
<b>LEVEL 5 DEVICE = WIRING FOR LIGHT/OUTLET, HARD WIRE RANGE, COOK TOP, POOL PUMP, H/W HEATER, POOL HEATER, OBSOLETE TANDEM/DP 15- 80A BREAKER, 100-125A STD BREAKER, 110V OUTDOOR B2B GFCI OUTLET, 15/20A DP AFCI/BREAKER, COAX/TEL WIRING, 4FT-4 LAMP LED RETROFIT</b>	\$299.00 x Qty	= \$	<input type="checkbox"/>	<input type="checkbox"/>
<b>LEVEL 6 DEVICE = 15-30A DP GFCI BREAKER, OBSOLETE 70-90A BREAKER, WIRING FOR LIGHT/OUTLET DIFF 2, 100-125A STD MAIN BREAKER, MULTI CIRCUIT ANALYSIS, HOME INSPECTION OVER 8,000 SQ FT, LEVEL 1 SURGE PROTECTOR, 8FT-2 LAMP LED RETROFIT, SMART BRIDGE, WIRE TUGGER/DAY</b>	\$387.00 x Qty	= \$ <u>387</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>LEVEL 7 DEVICE = 50A DP GFCI BREAKER, WIRING FOR LIGHT/OUTLET DIFF 3, LEVEL 2 SURGE PROTECTOR, CS B2B 50A WP GENERATOR INLET, 120V/240V MECHANICAL TIMER, POOL LIGHT TRANSFORMER, SCAFFOLDING</b>	\$492.00 x Qty	= \$	<input type="checkbox"/>	<input type="checkbox"/>
<b>LEVEL 8 DEVICE = 15-30A 120/240V CIRCUIT/OUTLET, 150-200A STD. MAIN BREAKER, B2B 50A WP GENERATOR INLET, WALK BEHIND TRENCHER/DAY, 30-50A B2B RV OUTLET</b>	\$593.00 x Qty	= \$	<input type="checkbox"/>	<input type="checkbox"/>
<b>LEVEL 9 DEVICE = 50A 240V WITHOUT GFCI, 15-30A 120/240V CIRCUIT/OUTLET, 50A WP GENERATOR INLET, SCISSORS LIFT/DAY, 30-50A RV OUTLET</b>	\$827.00 x Qty	= \$	<input type="checkbox"/>	<input type="checkbox"/>
<b>LEVEL 10 DEVICE = 50A 240V WITHOUT GFCI, OBSOLETE 1PH MAIN BREAKER</b>	\$1,186.00 x Qty	= \$	<input type="checkbox"/>	<input type="checkbox"/>

**ADDITIONAL INSTALLATIONS**

<u>Install CS bulb in 14' light fixture ✓ 3</u>	\$	x Qty	= \$	<u>363</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>Replace CS new light fixture on 14' light fixture</u>	\$	x Qty	= \$		<input type="checkbox"/>	<input type="checkbox"/>
	\$	x Qty	= \$		<input type="checkbox"/>	<input type="checkbox"/>
	\$	x Qty	= \$		<input type="checkbox"/>	<input type="checkbox"/>
	\$	x Qty	= \$		<input type="checkbox"/>	<input type="checkbox"/>

FUSE PANEL YES  NO  PANEL MFG \_\_\_\_\_ AGE \_\_\_\_\_ 0013305380048102  
 MAINTENANCE  
 PAID CASH  CHECK  # \_\_\_\_\_ TOTAL INVESTMENT \$ 387  
 CREDIT CARD  # \_\_\_\_\_ EXP / AUTH # \_\_\_\_\_

**Sun Newspapers  
 Legal Advertising  
 23170 Harborview Rd  
 Port Charlotte, FL 33980**

**0013105130048000**

**09/16/24**

**NOTICE OF MEETINGS  
 LAKESIDE PLANTATION  
 COMMUNITY DEVELOPMENT  
 DISTRICT**

Phone:(941) 206-1025 Email:legals@yoursun.com

The Board of Supervisors of the Lakeside Plantation Community Development District will hold their meetings for Fiscal Year 2024-2025 on the third Wednesday of the following months at 6:00 p.m. at the Lakeside Plantation Clubhouse, 2800 Plantation Blvd., North Port, FL 34289, unless otherwise indicated as follows:

Acct#: 297693	Date: 09/16/24
AMANDA FERGUSON	Ad Date: 09/18/24
LAKESIDE PLANTATION CDD	Class: 14
4530 EAGLE FALLS PLACE	Ad ID: 3939130
TAMPA, FL 33619	Ad Taker: MPRESCOTT
Telephone: (407) 841-5524	Sales Person: 200
	Words: 293
	Lines: 80
	Agate Lines: 90
	Depth: 9.444
	Inserts: 1
	Description: FY 2024-2025

- October 16, 2024
- November 20, 2024
- January 15, 2025
- February 19, 2025
- March 19, 2025
- April 16, 2025
- May 21, 2025
- June 18, 2025
- July 16, 2025
- August 20, 2025
- September 17, 2025

Other Charges:	\$0.00	Gross:	\$105.68
Discount:	\$0.00		
Surcharge:	\$0.00	Paid Amount:	- \$0.00
Credits:	\$0.00		
Bill Depth:	9.444	Amount Due:	\$105.68

The meetings are open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. A copy of the agenda for a particular meeting may be obtained from the District Manager at 4530 Eagle Falls Place, Tampa, FL 33619.

Publication	Start	Stop	Inserts	Cost
Venice (VG)	09/18/24	09/18/24	1	\$105.68

A meeting may be continued to a date, time and place as evidenced by motion of the majority of Board Members participating at that meeting. There may be occasions when one or more Supervisors will participate by telephone.

Ad Note:

Any person requiring special accommodations at a meeting because of a disability or physical impairment should contact the District Office at (813) 344-4844 at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770, for aid in contacting the District Office.

Customer Note:

Each person who decides to appeal any action taken at these meetings is advised that person will need a record of proceedings and that accordantly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Jordan Lansford, District Manager  
 Lakeside Plantation Community Development District  
 Publish: 09/18/24  
 297693 3939130

*We Appreciate Your Business!  
 Thank You AMANDA FERGUSON!*



# Venice Gondolier

## PUBLISHER'S AFFIDAVIT OF PUBLICATION STATE OF FLORIDA COUNTY OF SARASOTA

Before the undersigned authority personally appeared Amber Douglas, who on oath says that she is the Legal Advertising Representative of the Sun Newspapers, a newspaper published at Charlotte Harbor in Charlotte County, Florida; that the attached copy of advertisement, being a Legal Notice that was published in said newspaper in the issue(s)

09/18/24

as well as being posted online at [www.yoursun.com](http://www.yoursun.com) and [www.floridapublicnotices.com](http://www.floridapublicnotices.com). Affiant further says that the said Venice Gondolier Sun is a newspaper published at Venice, in said Sarasota County, Florida, and that the said newspaper has theretofore been continuously published in said Sarasota County, Florida, each Wednesday & Saturday and has been entered as Second-Class mail matter at the Post Office in Venice, in said Sarasota County, Florida, for a period of 1-year next preceding the first publication of the attached copy of advertisement; and affiant further says that she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

(Signature of Affiant)

Sworn and subscribed before me this 18th day of September, 2024

(Signature of Notary Public)



Personally known  X  OR      Produced Identification

### NOTICE OF MEETINGS LAKESIDE PLANTATION COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Lakeside Plantation Community Development District will hold their meetings for Fiscal Year 2024-2025 on the third Wednesday of the following months at 6:00 p.m. at the Lakeside Plantation Clubhouse, 2800 Plantation Blvd., North Port, FL 34289, unless otherwise indicated as follows:

- October 16, 2024
- November 20, 2024
- January 15, 2025
- February 19, 2025
- March 19, 2025
- April 16, 2025
- May 21, 2025
- June 18, 2025
- July 16, 2025
- August 20, 2025
- September 17, 2025

The meetings are open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. A copy of the agenda for a particular meeting may be obtained from the District Manager at 4530 Eagle Falls Place, Tampa, FL 33619.

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Jordan Lansford, District Manager  
Lakeside Plantation Community Development District  
Publish: 09/18/24  
297693 3939130

**TAMIAMI PAINTING INC.**

2680 Verde Terr  
NORTH PORT, FL 34286

JOB	#2040
PAYMENT TERMS	Upon receipt
DUE DATE	Aug 28, 2024
AMOUNT DUE	<b>\$12,720.00</b>

2200 Plantation Blvd  
North Port, FL 34289

☎ (941) 423-5500  
✉ manager@lakesideplantationcdd.com

**CONTACT US**

☎ (941) 726-3473  
✉ tamiami.painting@icloud.com

**INVOICE****Services****Interior Painting**

Clubhouse- Main area only

Remove wall paper, remove all glue, prime walls, texture walls, orange peel texture, prime, texture walls, paint walls with 2 coats

Sherwin Williams Cashmere Low Luster

**Paint ceilings, only drywall ceilings**

Sherwin Williams Flat Pro Mar 200

**Crown Molding - caulk gaps & paint**

Sherwin Williams Emerald Semi Gloss

**Paint 2 sets of bookshelves & cabinets**

Paint fireplace , chair rail, window frames, paint 17 doors & base trim

Sherwin Williams Emerald Semi Gloss

For Lakeside Plantation- Capital Reserve

Pay from fund 031 bank C - code to 031-600-53800-60000

**Subtotal** \$12,720.00

**Job Total** \$12,720.00

**Amount Due** \$12,720.00

Check Request

District	<u>Lakeside Plantation</u>	Date	<u>9-19-24</u>
Payable to	<u>Budget Blinds of Cape Coral</u>		
Amount Requested	<u># 5069.25</u>	Account Number	
Requested By	<u>Harold Myers</u>		
Description of Need	<u>Blind Replacement entire clubhouse</u>		
	<u>Approved CDD Meeting 9/18/24</u>		
Approved By	<u>X SUE MARTIN</u>	Signature	<u>Sue Martin</u>
Received By		Signature	

\* Please overnight check if possible.

Budget Blinds of Cape Coral  
1601 SE 46<sup>TH</sup> LN.  
Cape Coral FL  
33904-8729

Quote  
DocumentBudget Blinds of Cape Coral & Punta  
Gorda

1601 SE 46TH LN

CAPE CORAL, FL 33904-8729

Phone: (239) 437-9915

Email: bfranke@budgetblinds.com

Web Site: <https://budgetblinds.com/punta-gorda-fl/>

Style and service for every budget.

Quote #: 8161 09/19/2024

Designer: Brian Franke

Account Name: Lakeside Planation Clubhouse /  
Mary Martin

## Bill to Address

Lakeside Planation Clubhouse /  
Mary Martin  
2800 Plantation Blvd  
North Port, FL 34289Cell : \*(941) 400-6247  
Email : damsam15169@comcast.net  
Sidemark : Lakeside  
PO# :

## Installation Address

Lakeside Planation Clubhouse / Mary Martin  
2800 Plantation Blvd  
North Port, FL 34289

Window Name	Product	Unit Price	Qty	Total
GRT - W1	<b>FAUX WOOD BLINDS</b> NORMAN WINDOW FASHIONS; Product: SMARTPRIVACY FAUX WOOD CORDLESS BLINDS, Model: 2.5 INCH SLAT, Mount: INSIDE, Slat Color: PURE WHITE SMOOTH (P001), Window Type: SINGLE, Blind Type: SINGLE, Wand Tilt: LEFT, Wand Drop: STANDARD 38 1/4", Valance Design: 2 1/2" MODERN CURVED, Valance Width: DEFAULT WIDTH, Valance Return Size: NO RETURNS, Side Mount Bracket: NO, Hold Down: NO,	\$280.00	1	\$280.00
GRT - W2	<b>FAUX WOOD BLINDS</b> NORMAN WINDOW FASHIONS; Product: SMARTPRIVACY FAUX WOOD CORDLESS BLINDS, Model: 2.5 INCH SLAT, Mount: INSIDE, Slat Color: PURE WHITE SMOOTH (P001), Window Type: SINGLE, Blind Type: SINGLE, Wand Tilt: LEFT, Wand Drop: STANDARD 38 1/4", Valance Design: 2 1/2" MODERN CURVED, Valance Width: DEFAULT WIDTH, Valance Return Size: NO RETURNS, Side Mount Bracket: NO, Hold Down: NO,	\$280.00	1	\$280.00
GRT - W3	<b>FAUX WOOD BLINDS</b> NORMAN WINDOW FASHIONS; Product: SMARTPRIVACY FAUX WOOD CORDLESS BLINDS, Model: 2.5 INCH SLAT, Mount: INSIDE, Slat Color: PURE WHITE SMOOTH (P001), Window Type: SINGLE, Blind Type: SINGLE, Wand Tilt: LEFT, Wand Drop: STANDARD 38 1/4", Valance Design: 2 1/2" MODERN CURVED, Valance Width: DEFAULT WIDTH, Valance Return Size: NO RETURNS, Side Mount Bracket: NO, Hold Down: NO,	\$280.00	1	\$280.00
GRT - W4	<b>FAUX WOOD BLINDS</b> NORMAN WINDOW FASHIONS; Product: SMARTPRIVACY FAUX WOOD CORDLESS BLINDS, Model: 2.5 INCH SLAT, Mount: INSIDE, Slat Color: PURE WHITE SMOOTH (P001), Window Type: SINGLE, Blind Type: SINGLE, Wand Tilt: LEFT, Wand Drop: STANDARD 38 1/4", Valance Design: 2 1/2" MODERN CURVED, Valance Width: DEFAULT WIDTH, Valance Return Size: NO RETURNS, Side Mount Bracket: NO, Hold Down: NO,	\$280.00	1	\$280.00
GRT - W5	<b>FAUX WOOD BLINDS</b> NORMAN WINDOW FASHIONS; Product: SMARTPRIVACY FAUX WOOD CORDLESS BLINDS, Model: 2.5 INCH SLAT, Mount: INSIDE, Slat Color: PURE WHITE SMOOTH (P001), Window Type: SINGLE, Blind Type: SINGLE, Wand Tilt: LEFT, Wand Drop: STANDARD 38 1/4", Valance Design: 2 1/2" MODERN CURVED, Valance Width: DEFAULT WIDTH, Valance Return Size: NO RETURNS, Side Mount Bracket: NO, Hold Down: NO,	\$280.00	1	\$280.00
GRT - W6	<b>FAUX WOOD BLINDS</b> NORMAN WINDOW FASHIONS; Product: SMARTPRIVACY FAUX WOOD CORDLESS BLINDS, Model: 2.5 INCH SLAT, Mount: INSIDE, Slat Color: PURE WHITE SMOOTH (P001), Window Type: SINGLE, Blind Type: SINGLE, Wand Tilt: LEFT, Wand Drop: STANDARD 38 1/4", Valance Design: 2 1/2" MODERN CURVED, Valance Width: DEFAULT WIDTH, Valance Return Size: NO RETURNS, Side Mount Bracket: NO, Hold Down: NO,	\$280.00	1	\$280.00
KIT - W1	<b>FAUX WOOD BLINDS</b> NORMAN WINDOW FASHIONS; Product: SMARTPRIVACY FAUX WOOD CORDLESS BLINDS, Model: 2.5 INCH SLAT, Mount: INSIDE, Slat Color: PURE WHITE SMOOTH (P001), Window Type: SINGLE, Blind Type: SINGLE, Wand Tilt: LEFT, Wand Drop: STANDARD 38 1/4", Valance Design: 2 1/2" MODERN CURVED, Valance Width: DEFAULT WIDTH, Valance Return Size: NO RETURNS, Side Mount Bracket: NO, Hold Down: NO,	\$280.00	1	\$280.00

Blinds • Shutters • Shades • Drapes • Home Automation

Quote Document

45  
Budget Blinds of Cape Coral & Punta Gorda



Quote #: 8161 09/19/2024

1601 SE 46TH LN  
CAPE CORAL, FL 33904-8729

Designer: Brian Franke

Phone: (239) 437-9915  
Email: bfranke@budgetblinds.com

Account Name: Lakeside Planation Clubhouse / Mary Martin

Web Site: <https://budgetblinds.com/punta-gorda-fl/>

Window Name	Product	Unit Price	Qty	Total
KIT - W2	<b>FAUX WOOD BLINDS</b> NORMAN WINDOW FASHIONS; Product: SMARTPRIVACY FAUX WOOD CORDLESS BLINDS, Model: 2.5 INCH SLAT, Mount: INSIDE, Slat Color: PURE WHITE SMOOTH (P001), Window Type: SINGLE, Blind Type: SINGLE, Wand Tilt: LEFT, Wand Drop: STANDARD 38 1/4", Valance Design: 2 1/2" MODERN CURVED, Valance Width: DEFAULT WIDTH, Valance Return Size: NO RETURNS, Side Mount Bracket: NO, Hold Down: NO,	\$280.00	1	\$280.00
GAME - W1	<b>FAUX WOOD BLINDS</b> NORMAN WINDOW FASHIONS; Product: SMARTPRIVACY FAUX WOOD CORDLESS BLINDS, Model: 2.5 INCH SLAT, Mount: INSIDE, Slat Color: PURE WHITE SMOOTH (P001), Window Type: SINGLE, Blind Type: SINGLE, Wand Tilt: LEFT, Wand Drop: STANDARD 38 1/4", Valance Design: 2 1/2" MODERN CURVED, Valance Width: DEFAULT WIDTH, Valance Return Size: NO RETURNS, Side Mount Bracket: NO, Hold Down: NO,	\$280.00	1	\$280.00
GAME - W2	<b>FAUX WOOD BLINDS</b> NORMAN WINDOW FASHIONS; Product: SMARTPRIVACY FAUX WOOD CORDLESS BLINDS, Model: 2.5 INCH SLAT, Mount: INSIDE, Slat Color: PURE WHITE SMOOTH (P001), Window Type: SINGLE, Blind Type: SINGLE, Wand Tilt: LEFT, Wand Drop: STANDARD 38 1/4", Valance Design: 2 1/2" MODERN CURVED, Valance Width: DEFAULT WIDTH, Valance Return Size: NO RETURNS, Side Mount Bracket: NO, Hold Down: NO,	\$280.00	1	\$280.00
GAME - W3	<b>FAUX WOOD BLINDS</b> NORMAN WINDOW FASHIONS; Product: SMARTPRIVACY FAUX WOOD CORDLESS BLINDS, Model: 2.5 INCH SLAT, Mount: INSIDE, Slat Color: PURE WHITE SMOOTH (P001), Window Type: SINGLE, Blind Type: SINGLE, Wand Tilt: LEFT, Wand Drop: STANDARD 38 1/4", Valance Design: 2 1/2" MODERN CURVED, Valance Width: DEFAULT WIDTH, Valance Return Size: NO RETURNS, Side Mount Bracket: NO, Hold Down: NO,	\$280.00	1	\$280.00
OFF - W1	<b>FAUX WOOD BLINDS</b> NORMAN WINDOW FASHIONS; Product: SMARTPRIVACY FAUX WOOD CORDLESS BLINDS, Model: 2.5 INCH SLAT, Mount: INSIDE, Slat Color: PURE WHITE SMOOTH (P001), Window Type: SINGLE, Blind Type: SINGLE, Wand Tilt: LEFT, Wand Drop: STANDARD 38 1/4", Valance Design: 2 1/2" MODERN CURVED, Valance Width: DEFAULT WIDTH, Valance Return Size: NO RETURNS, Side Mount Bracket: NO, Hold Down: NO,	\$280.00	1	\$280.00
OFF - W2	<b>FAUX WOOD BLINDS</b> NORMAN WINDOW FASHIONS; Product: SMARTPRIVACY FAUX WOOD CORDLESS BLINDS, Model: 2.5 INCH SLAT, Mount: INSIDE, Slat Color: PURE WHITE SMOOTH (P001), Window Type: SINGLE, Blind Type: SINGLE, Wand Tilt: LEFT, Wand Drop: STANDARD 38 1/4", Valance Design: 2 1/2" MODERN CURVED, Valance Width: DEFAULT WIDTH, Valance Return Size: NO RETURNS, Side Mount Bracket: NO, Hold Down: NO,	\$280.00	1	\$280.00
OFF - W3	<b>FAUX WOOD BLINDS</b> NORMAN WINDOW FASHIONS; Product: SMARTPRIVACY FAUX WOOD CORDLESS BLINDS, Model: 2.5 INCH SLAT, Mount: INSIDE, Slat Color: PURE WHITE SMOOTH (P001), Window Type: SINGLE, Blind Type: SINGLE, Wand Tilt: LEFT, Wand Drop: STANDARD 38 1/4", Valance Design: 2 1/2" MODERN CURVED, Valance Width: DEFAULT WIDTH, Valance Return Size: NO RETURNS, Side Mount Bracket: NO, Hold Down: NO,	\$280.00	1	\$280.00
OFF - W4	<b>FAUX WOOD BLINDS</b> NORMAN WINDOW FASHIONS; Product: SMARTPRIVACY FAUX WOOD CORDLESS BLINDS, Model: 2.5 INCH SLAT, Mount: INSIDE, Slat Color: PURE WHITE SMOOTH (P001), Window Type: SINGLE, Blind Type: SINGLE, Wand Tilt: LEFT, Wand Drop: STANDARD 29 3/4", Valance Design: 2 1/2" MODERN CURVED, Valance Width: DEFAULT WIDTH, Valance Return Size: NO RETURNS, Side Mount Bracket: NO, Hold Down: NO,	\$400.00	1	\$400.00



Quote Document

46

**Budget Blinds of Cape Coral & Punta Gorda**  
 1601 SE 46TH LN  
 CAPE CORAL, FL 33904-8729  
 Phone: (239) 437-9915  
 Email: bfranke@budgetblinds.com  
 Web Site: https://budgetblinds.com/punta-gorda-fl/



Quote #: 8161 09/19/2024  
 Designer: Brian Franke  
 Account Name: Lakeside Planation Clubhouse / Mary Martin

Window Name	Product	Unit Price	Qty	Total
CONF - W1	<b>FAUX WOOD BLINDS</b> NORMAN WINDOW FASHIONS; Product: SMARTPRIVACY FAUX WOOD CORDLESS BLINDS, Model: 2.5 INCH SLAT, Mount: INSIDE, Slat Color: PURE WHITE SMOOTH (P001), Window Type: SINGLE, Blind Type: SINGLE, Wand Tilt: LEFT, Wand Drop: STANDARD 29 3/4", Valance Design: 2 1/2" MODERN CURVED, Valance Width: DEFAULT WIDTH, Valance Return Size: NO RETURNS, Side Mount Bracket: NO, Hold Down: NO,	\$400.00	1	\$400.00
CONF - W2	<b>FAUX WOOD BLINDS</b> NORMAN WINDOW FASHIONS; Product: SMARTPRIVACY FAUX WOOD CORDLESS BLINDS, Model: 2.5 INCH SLAT, Mount: INSIDE, Slat Color: PURE WHITE SMOOTH (P001), Window Type: SINGLE, Blind Type: SINGLE, Wand Tilt: LEFT, Wand Drop: STANDARD 29 3/4", Valance Design: 2 1/2" MODERN CURVED, Valance Width: DEFAULT WIDTH, Valance Return Size: NO RETURNS, Side Mount Bracket: NO, Hold Down: NO,	\$400.00	1	\$400.00
CONF - W3	<b>FAUX WOOD BLINDS</b> NORMAN WINDOW FASHIONS; Product: SMARTPRIVACY FAUX WOOD CORDLESS BLINDS, Model: 2.5 INCH SLAT, Mount: INSIDE, Slat Color: PURE WHITE SMOOTH (P001), Window Type: SINGLE, Blind Type: SINGLE, Wand Tilt: LEFT, Wand Drop: STANDARD 38 1/4", Valance Design: 2 1/2" MODERN CURVED, Valance Width: DEFAULT WIDTH, Valance Return Size: NO RETURNS, Side Mount Bracket: NO, Hold Down: NO,	\$280.00	1	\$280.00
CONF - W4	<b>FAUX WOOD BLINDS</b> NORMAN WINDOW FASHIONS; Product: SMARTPRIVACY FAUX WOOD CORDLESS BLINDS, Model: 2.5 INCH SLAT, Mount: INSIDE, Slat Color: PURE WHITE SMOOTH (P001), Window Type: SINGLE, Blind Type: SINGLE, Wand Tilt: LEFT, Wand Drop: STANDARD 38 1/4", Valance Design: 2 1/2" MODERN CURVED, Valance Width: DEFAULT WIDTH, Valance Return Size: NO RETURNS, Side Mount Bracket: NO, Hold Down: NO,	\$280.00	1	\$280.00
CONF - W5	<b>FAUX WOOD BLINDS</b> NORMAN WINDOW FASHIONS; Product: SMARTPRIVACY FAUX WOOD CORDLESS BLINDS, Model: 2.5 INCH SLAT, Mount: INSIDE, Slat Color: PURE WHITE SMOOTH (P001), Window Type: SINGLE, Blind Type: SINGLE, Wand Tilt: LEFT, Wand Drop: STANDARD 38 1/4", Valance Design: 2 1/2" MODERN CURVED, Valance Width: DEFAULT WIDTH, Valance Return Size: NO RETURNS, Side Mount Bracket: NO, Hold Down: NO,	\$280.00	1	\$280.00
FIT - W1	<b>FAUX WOOD BLINDS</b> NORMAN WINDOW FASHIONS; Product: SMARTPRIVACY FAUX WOOD CORDLESS BLINDS, Model: 2.5 INCH SLAT, Mount: INSIDE, Slat Color: PURE WHITE SMOOTH (P001), Window Type: SINGLE, Blind Type: SINGLE, Wand Tilt: LEFT, Wand Drop: STANDARD 38 1/4", Valance Design: 2 1/2" MODERN CURVED, Valance Width: DEFAULT WIDTH, Valance Return Size: NO RETURNS, Side Mount Bracket: NO, Hold Down: NO,	\$280.00	1	\$280.00
FIT - W2	<b>FAUX WOOD BLINDS</b> NORMAN WINDOW FASHIONS; Product: SMARTPRIVACY FAUX WOOD CORDLESS BLINDS, Model: 2.5 INCH SLAT, Mount: INSIDE, Slat Color: PURE WHITE SMOOTH (P001), Window Type: SINGLE, Blind Type: SINGLE, Wand Tilt: LEFT, Wand Drop: STANDARD 38 1/4", Valance Design: 2 1/2" MODERN CURVED, Valance Width: DEFAULT WIDTH, Valance Return Size: NO RETURNS, Side Mount Bracket: NO, Hold Down: NO,	\$280.00	1	\$280.00
FIT - W3	<b>FAUX WOOD BLINDS</b> NORMAN WINDOW FASHIONS; Product: SMARTPRIVACY FAUX WOOD CORDLESS BLINDS, Model: 2.5 INCH SLAT, Mount: INSIDE, Slat Color: PURE WHITE SMOOTH (P001), Window Type: SINGLE, Blind Type: SINGLE, Wand Tilt: LEFT, Wand Drop: STANDARD 38 1/4", Valance Design: 2 1/2" MODERN CURVED, Valance Width: DEFAULT WIDTH, Valance Return Size: NO RETURNS, Side Mount Bracket: NO, Hold Down: NO,	\$280.00	1	\$280.00



Quote Document

47  
Budget Blinds of Cape Coral & Punta Gorda



Quote #: 8161 09/19/2024

Designer: Brian Franke

Account Name: Lakeside Planation Clubhouse / Mary Martin

1601 SE 46TH LN

CAPE CORAL, FL 33904-8729

Phone: (239) 437-9915

Email: bfranke@budgetblinds.com

Web Site: https://budgetblinds.com/punta-gorda-fl/

Window Name	Product	Unit Price	Qty	Total
FIT - W4	<b>FAUX WOOD BLINDS</b> NORMAN WINDOW FASHIONS; Product: SMARTPRIVACY FAUX WOOD CORDLESS BLINDS, Model: 2.5 INCH SLAT, Mount: INSIDE, Slat Color: PURE WHITE SMOOTH (P001), Window Type: SINGLE, Blind Type: SINGLE, Wand Tilt: LEFT, Wand Drop: STANDARD 38 1/4", Valance Design: 2 1/2" MODERN CURVED, Valance Width: DEFAULT WIDTH, Valance Return Size: NO RETURNS, Side Mount Bracket: NO, Hold Down: NO,	\$280.00	1	\$280.00
FIT - W5	<b>FAUX WOOD BLINDS</b> NORMAN WINDOW FASHIONS; Product: SMARTPRIVACY FAUX WOOD CORDLESS BLINDS, Model: 2.5 INCH SLAT, Mount: INSIDE, Slat Color: PURE WHITE SMOOTH (P001), Window Type: SINGLE, Blind Type: SINGLE, Wand Tilt: LEFT, Wand Drop: STANDARD 38 1/4", Valance Design: 2 1/2" MODERN CURVED, Valance Width: DEFAULT WIDTH, Valance Return Size: NO RETURNS, Side Mount Bracket: NO, Hold Down: NO,	\$280.00	1	\$280.00
FIT - W6	<b>FAUX WOOD BLINDS</b> NORMAN WINDOW FASHIONS; Product: SMARTPRIVACY FAUX WOOD CORDLESS BLINDS, Model: 2.5 INCH SLAT, Mount: INSIDE, Slat Color: PURE WHITE SMOOTH (P001), Window Type: SINGLE, Blind Type: SINGLE, Wand Tilt: LEFT, Wand Drop: STANDARD 38 1/4", Valance Design: 2 1/2" MODERN CURVED, Valance Width: DEFAULT WIDTH, Valance Return Size: NO RETURNS, Side Mount Bracket: NO, Hold Down: NO,	\$280.00	1	\$280.00
FIT - W7	<b>FAUX WOOD BLINDS</b> NORMAN WINDOW FASHIONS; Product: SMARTPRIVACY FAUX WOOD CORDLESS BLINDS, Model: 2.5 INCH SLAT, Mount: INSIDE, Slat Color: PURE WHITE SMOOTH (P001), Window Type: SINGLE, Blind Type: SINGLE, Wand Tilt: LEFT, Wand Drop: STANDARD 38 1/4", Valance Design: 2 1/2" MODERN CURVED, Valance Width: DEFAULT WIDTH, Valance Return Size: NO RETURNS, Side Mount Bracket: NO, Hold Down: NO,	\$280.00	1	\$280.00

Additional Items	Memo	Unit Price	Qty	Total
4. NOA warranty 5 year	5 year No Questions Asked warranty - one time use per product	\$0.00	1	\$0.00
1. Installation - blinds and shades		\$945.00	1	\$945.00
2. Shipping - blinds, shades	add'l units, minimum \$25	\$270.00	1	\$270.00

Discount Summary	Memo
30.00% - Current promotion	

Taxes are estimated. All Taxes will be calculated and applied at the time the order is placed.



Quote Document

Quote #: 8161 09/19/2024

Designer: Brian Franke

Account Name: Lakeside Planation Clubhouse / Mary Martin

Budget Blinds of Cape Coral & Punta Gorda

1601 SE 46TH LN

CAPE CORAL, FL 33904-8729

Phone: (239) 437-9915

Email: bfranke@budgetblinds.com

Web Site: <https://budgetblinds.com/punta-gorda-fl/>



Style and service for every budget.

You certify that the product information described above is accurate and complete. The purchase price of the product is payable to Budget Blinds at the time of ordering and is not refundable. For all orders valued at under \$3,000, payment in full is required to begin processing the order. For orders over \$3,000, 75% payment is due upon order with 25% balance due upon installation. Partial installations with balances due will be paid at the time of first installation. If customer cannot provide access for the installation or accommodate receipt of product the full balance will become due 14 days after Budget Blinds first attempt at contact for installation or delivery. Products described are specifically designed and custom built and Budget Blinds will take action upon execution of this agreement to order and have constructed those items set forth herein. Therefore, this agreement is not subject to cancellation or revision for any reason after 72 hours of order placement. The delivery date, when given, shall be deemed approximate and performance is subject to delays caused by strikes, fires, acts of God or other reasons not under the control of Budget Blinds, as well as availability of product. Budget Blinds makes no warranty expressed or implied, regarding the products or components and hereby disclaims all warranty or stated or implied fitness for particular purpose and Budget Blinds shall have no liability for direct, indirect, special, consequential, incidental or punitive damages.

Product Subtotal:	\$7,920.00
Total Discounts Applied:	(\$2,376.00)
Additional Charges:	\$1,215.00
Quote Subtotal:	<u>\$6,759.00</u>
Est Tax/Tax:	
Total:	<u>\$6,759.00</u>

Quote Expiration Date: 10/19/2024

Quote  
Document

Budget Blinds of Cape Coral & Punta  
Gorda

1601 SE 46TH LN  
CAPE CORAL, FL 33904-8729  
Phone: (239) 437-9915  
Email: bfranke@budgetblinds.com  
Web Site: <https://budgetblinds.com/punta-gorda-fl/>



Quote #: 8161 09/19/2024  
Designer: Brian Franke  
Account Name: Lakeside Planation Clubhouse /  
Mary Martin

Notes

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Quote Document

Quote #: 8161 09/19/2024

Designer: Brian Franke

Account Name: Lakeside Planation Clubhouse / Mary Martin

Budget Blinds of Cape Coral & Punta Gorda

1601 SE 46TH LN

CAPE CORAL, FL 33904-8729

Phone: (239) 437-9915

Email: bfranke@budgetblinds.com

Web Site: https://budgetblinds.com/punta-gorda-fl/



Terms & Conditions

For the safety of our installers and your belongings, please ensure that the windows, doors, or any spaces where treatments are to be installed are cleared of furniture, decor, or any other objects that may impede the installation process. Please also be sure to contain pets and supervise children while installation is in progress.

ALL SALES ARE FINAL. You may Cancel this transaction, without any Penalty or Obligation, within THREE BUSINESS DAYS from the date you approve this order. If you cancel during the cancellation period, any property traded in, any payments made by you under the contract or sale, and any negotiable instrument executed by you will be returned within TEN BUSINESS DAYS following the receipt by the seller of your cancellation notice, and any security interest arising out of the transaction will be cancelled. If you cancel, you must make available to the seller at your residence, in substantially as good condition as when received, any goods delivered to you under this contract or sale, or you may, if you wish, comply with the instructions of the seller regarding the return shipment of the goods at the seller's expense and risk. If you do make the goods available to the seller and the seller does not pick them up within 20 days of the date of you Notice of Cancellation, you may retain or dispose of the goods without any further obligation. If you fail to make the goods available to the seller, or if you agree to return the goods to the seller and fail to do so, then you remain liable for performance of all obligations under the contract. Customer is responsible for attorney's fees and/or costs if legal action is necessary to recover any balance due.

To cancel this transaction, mail, fax, or email a signed and dated Cancellation Request to the contact information provided on the quote/contract NO LATER THAN MIDNIGHT OF THE 3RD BUSINESS DAY FROM DATE OF TRANSACTION.

Signatures

Signature

Date

Sales Rep

Date

Quote Expiration Date: 10/19/2024

Quote  
Document

Quote #: 8161 09/19/2024

Designer: Brian Franke

Account Name: Lakeside Planation Clubhouse /  
Mary Martin

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Budget Blinds of Cape Coral & Punta  
Gorda

1601 SE 46TH LN

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Style and service for every budget.

**! WARNING/  
ADVERTENCIA**



Window blind cord can STRANGLE your child. To prevent strangulation, purchase cordless products or products with inaccessible cords.

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La cuerda de la persiana puede ESTRANGULAR a su niño.  
Para evitar el estrangulamiento, compre alternativas cuerda o productos con cuerdas inaccesibles.

**! WARNING**

 The cords on this product present a potential strangulation hazard.

 For child safety, consider cordless alternatives or products with inaccessible cords.

**! MISE EN GARDE**

 Les cordons de ce produit présentent un risque d'étranglement.

 Pour la sécurité des enfants, envisagez à choisir des produits sans cordon ou des produits dont les cordons ne sont pas accessibles.

5.1.3 & 5.1.4



# INVOICE

Invoice Number: 24042  
 Invoice Date: Sep 19, 2024  
 Page: 1

Voice: 305.938.7015  
 Fax: 305.938.7015

Bill To:
Lakeside CDD 2200 Plantation Blvd North Port, FL 34289

Ship to:
Lakeside CDD 2200 Plantation Blvd North Port, FL 34289

Customer ID	Customer PO	Payment Terms	
Lakeside CDD		Prepaid	
Sales Rep ID	Shipping Method	Ship Date	Due Date
DRB	Truck		9/19/24

Quantity	Item	Description	Unit Price	Amount
		QUOTATION SUBJECT TO FINAL ENGINEERING AND/OR PERMITTING REQUIREMENTS AS NECESSARY		
0.60	> Pergola	CUSTOM MANUFACTURED FREESTANDING 'RADIUSED' PERGOLAS - 12' x 70' (linear) with the following specifications: - Main Beams @ 'doubled' 2x12 SYP PT - Rafters @ 2x8 @ 16" oc SYP PT - 2x4 purlins @ 12" oc SYP PT	18,500.00	11,100.00
7.20	> CPT Steel Column	6x6 CPT Connector / Florida Approved bolted into top of existing concrete columns 4x4 Steel Columns - 4x4 x 3/16" x 9ft 10" - with welded plates @ .5" and angled (18") flanges	495.00	3,564.00
7.20	Columns	Install Round tapered PVC columns: - 9ft overall height - Tusacn' Capitals and Bases - 12" diameter tapered to 10" at top	750.00	5,400.00
	>	NOTE: NO FINISHING OF EXISTING PEDESTALS HAVE BEEN PROVISIONED IN THIS QUOTE		

Subtotal	Continued
Sales Tax	Continued
Total Invoice Amount	Continued
Payment/Credit Applied	
<b>TOTAL</b>	<b>Continued</b>

Check/Credit Memo No:

pay out of capital reserve fund



# INVOICE

Invoice Number: 24042  
 Invoice Date: Sep 19, 2024  
 Page: 2

Voice: 305.938.7015  
 Fax: 305.938.7015

Bill To:
Lakeside CDD 2200 Plantation Blvd North Port, FL 34289

Ship to:
Lakeside CDD 2200 Plantation Blvd North Port, FL 34289

Customer ID	Customer PO	Payment Terms	
Lakeside CDD		Prepaid	
Sales Rep ID	Shipping Method	Ship Date	Due Date
DRB	Truck		9/19/24

Quantity	Item	Description	Unit Price	Amount
0.30	> Dumpster	Rental of Dumpster: 10 Cu Yards Capacity (note that any Local Municipal Permit Fees will be additional eg Coral Gables)	475.00	142.50
	> OPTIONS	The Following are available options - please delete / add where needed to arrive at the total		
0.30	> Paint	Painting of SYP Beams and Rafters as supplied	1,875.00	562.50
7.20	Paint	Painting of 12" PVC columns	75.00	540.00
0.30	Demolish	Remove existing vines and dump in dumpster	1,200.00	360.00
0.30	> Engineering	Signed & Sealed Engineering Drawings	1,250.00	375.00
0.30	PermitProcessi	Processing of permit including notarizing / copies / filing Notice of Commencement with County Court etc. Does not include actual City permit fee which will be. #NAME?	375.00	112.50

Subtotal	22,156.50
Sales Tax	
Total Invoice Amount	22,156.50
Payment/Credit Applied	
<b>TOTAL</b>	<b>22,156.50</b>

Check/Credit Memo No:

Check Request

District	Lakeside Plantation CDD	Date	9-19-24
Payable to	TAMIAMI PAINTING		
Amount Requested	5589.00	Account Number	
Requested By	Harold Myers		
Description of Need	Approved Project PAINTING columns gascho doors CDD Board.		
Approved By		Signature	Pat Law
Received By		Signature	

Please overnight check.

TAMIAMI PAINTING  
2680 Verde Terr.  
North Port FL

34286

0316005380060000



Lakeside Plantation  
 Lakeside Plantation  
 2200 Plantation Blvd  
 North Port, FL 34289

(941) 423-5500  
 manager@lakesideplantationcdd.com

JOB	#2043
INVOICE DATE	Sep 19, 2024
PAYMENT TERMS	Upon receipt
DUE DATE	Sep 19, 2024
AMOUNT DUE	<b>\$5,589.00</b>

CONTACT US

2680 Verde Terr  
 NORTH PORT, FL 34286

(941) 726-3473  
 tamiami.painting@icloud.com

INVOICE



Exterior Painting

---

**Columns**

24 Columns  
Lightly sand all 24 columns  
Paint 2 coats of Sherwin Williams Latitude Satin

---

**Gazebo**

Stain 2 colors - white & grey for the floor with Sherwin Williams A-100 Satin

---

**Doors**

Lightly sand all 21 doors  
Apply 2 coats of Sherwin Williams Int/Ext Semi Gloss Enamel Urethane  
Replace all weather stripping throughout every door to help seal property & keep the AC inside & the bugs outside

---

Subtotal \$5,589.00

---

**Job Total** **\$5,589.00**

**Amount Due** **\$5,589.00**

50% Deposit due prior to booking of job.

Quote is valid for sixty (60) days from the date of the estimate. If acceptance is received after this period has lapsed the job may be required to be requoted.

But as for me and my house we shall serve the Lord..  
Joshua 24:15

See our Terms & Conditions



**Electric Bill Statement**

**For:** Jul 25, 2024 to Aug 23, 2024 (29 days)

**Statement Date:** Aug 23, 2024

**Account Number:** 57421-67439

**Service Address:**

2800 PLANTATION BLVD # CLBHSE  
NORTH PORT, FL 34289

**LAKESIDE PLANTATION COMM DEVELOPMENT DIST,**  
Here's what you owe for this billing period.

**CURRENT BILL**

**\$888.87**

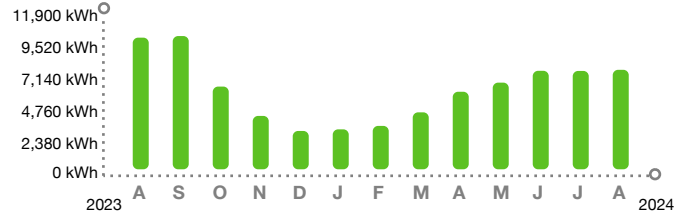
TOTAL AMOUNT YOU OWE

**Sep 13, 2024**

NEW CHARGES DUE BY

Have \$793.07 withdrawn instead of \$888.87. Enroll in FPL Budget Billing®. [FPL.com/AutoBB](https://www.fpl.com/AutoBB)

**ENERGY USAGE HISTORY**



**BILL SUMMARY**

Amount of your last bill	890.21
Payments received	-890.21
Balance before new charges	0.00
Total new charges	888.87
<b>Total amount you owe</b>	<b>\$888.87</b>

**FPL automatic bill pay - DO NOT PAY**

(See page 2 for bill details.)

**KEEP IN MIND**

- Enroll in FPL Budget Billing and have Automatic Bill Pay debit \$793.07 instead of \$888.87 on your next withdrawal date. Your monthly bills will become predictable year-round. Enroll at [FPL.com/AutoBB](https://www.fpl.com/AutoBB)
- Payment received after November 14, 2024 is considered LATE; a late payment charge of 1% will apply.
- The amount due on your account will be drafted automatically on or after September 03, 2024. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.

A one-time bill credit to reflect final accounting for past hurricane restoration costs is in effect this month. Details at [FPL.com/Rates](https://www.fpl.com/Rates).

Customer Service: 1-800-375-2434  
Outside Florida: 1-800-226-3545

Report Power Outages: 1-800-4OUTAGE (468-8243)  
Hearing/Speech Impaired: 711 (Relay Service)



/ 3\* FPL AUTOMATIC BILL PAY - DO NOT PAY \*

The amount enclosed includes the following donation:  
**FPL Care To Share:** \_\_\_\_\_

Make check payable to FPL in U.S. funds and mail along with this coupon to:

LAKESIDE PLANTATION COMM  
DEVELOPMENT DIST  
ATTN LAKESIDE PLANTATION COMMUNITY  
9145 NARCOOSSEE RD # A206  
ORLANDO FL 32827-5768

FPL  
GENERAL MAIL FACILITY  
MIAMI FL 33188-0001

Visit [FPL.com/PayBill](https://www.fpl.com/PayBill) for ways to pay.

57421-67439  
ACCOUNT NUMBER

\$888.87  
TOTAL AMOUNT YOU OWE

Sep 13, 2024  
NEW CHARGES DUE BY

\$ Auto pay - DO NOT PAY  
AMOUNT ENCLOSED



Customer Name: LAKESIDE PLANTATION  
 COMM DEVELOPMENT  
 DIST

Account Number: 57421-67439

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### BILL DETAILS

Amount of your last bill	890.21
Payment received - Thank you	-890.21
Balance before new charges	\$0.00

#### New Charges

Rate: GSD-1 GENERAL SERVICE DEMAND	
Base charge:	\$30.21
Non-fuel: (\$0.027320 per kWh)	\$220.47
Fuel: (\$0.029780 per kWh)	\$240.32
Demand: (\$13.02 per KW)	\$325.50
Electric service amount	816.50
Gross receipts tax (State tax)	20.95
Franchise fee (Reqd local fee)	50.67
Taxes and charges	71.62
Regulatory fee (State fee)	0.75
Total new charges	\$888.87
<b>Total amount you owe</b>	<b>\$888.87</b>

**FPL automatic bill pay - DO NOT PAY**

### METER SUMMARY

Meter reading - Meter KLL2846. Next meter reading Sep 24, 2024.

Usage Type	Current	- Previous	x Const	= Usage
kWh used	99200	98393	10	8070
Demand KW	2.45		10.00	25

### ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Aug 23, 2024	Jul 25, 2024	Aug 24, 2023
kWh Used	8070	7980	10680
Service days	29	30	30
kWh/day	278	266	356
Amount	\$888.87	\$890.21	\$1,215.07

### KEEP IN MIND

- Taxes, fees, and charges on your bill are determined and required by your local and state government to be used at their discretion.
- The fuel charge represents the cost of fuel used to generate electricity. It is a direct pass-through to customers. FPL does not profit from fuel, although higher costs do result in higher state and local taxes and fees.

### Download the app

Get instant, secure access to outage and billing info from your mobile device.

[Download now >](#)

### Feeling the summer heat?

Keep your building cool and upgrade your HVAC systems - plus, save with our rebates!

[Get chiller >](#)

### Solar made simple

Lease or own? Go solar your way! Get monthly bill credits with FPL SolarTogether®. No panels installed.

[Learn more >](#)

When you pay by check, you authorize FPL to process your payment electronically or as a draft. If your payment is processed electronically, your checking account may be debited on the same day we receive the check and your check will not be returned with your checking account statement. FPL does not agree to any restrictions, conditions or endorsements placed on any bill statement or payments such as check, money order or other forms of payment. We will process the payment as if these restrictions or conditions do not exist.



**Electric Bill Statement**

**For:** Jul 25, 2024 to Aug 23, 2024 (29 days)

**Statement Date:** Aug 23, 2024

**Account Number:** 04126-05586

**Service Address:**

2800 PLANTATION BLVD # FNTN  
NORTH PORT, FL 34289

**LAKESIDE PLANTATION COMMUNITY DEVELOPMENT DIST,**  
Here's what you owe for this billing period.

**CURRENT BILL**

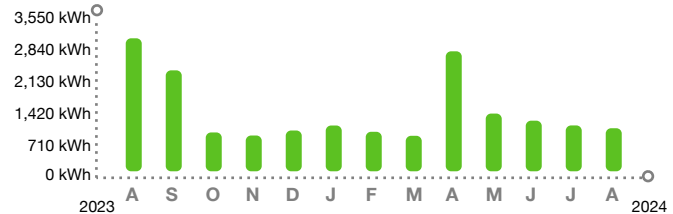
**\$139.05**

TOTAL AMOUNT YOU OWE

**Sep 13, 2024**

NEW CHARGES DUE BY

**ENERGY USAGE HISTORY**



**BILL SUMMARY**

Amount of your last bill	149.16
Payments received	-149.16
Balance before new charges	0.00
<hr/>	
Total new charges	139.05
<b>Total amount you owe</b>	<b>\$139.05</b>

**FPL automatic bill pay - DO NOT PAY**

(See page 2 for bill details.)

**KEEP IN MIND**

- Payment received after November 14, 2024 is considered LATE; a late payment charge of 1% will apply.
- The amount due on your account will be drafted automatically on or after September 03, 2024. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.

A one-time bill credit to reflect final accounting for past hurricane restoration costs is in effect this month. Details at [FPL.com/Rates](https://www.fpl.com/Rates).

Customer Service: 1-800-375-2434  
Outside Florida: 1-800-226-3545

Report Power Outages: 1-800-4OUTAGE (468-8243)  
Hearing/Speech Impaired: 711 (Relay Service)



/ 3\* FPL AUTOMATIC BILL PAY - DO NOT PAY \*

The amount enclosed includes the following donation:  
**FPL Care To Share:** \_\_\_\_\_

Make check payable to FPL in U.S. funds and mail along with this coupon to:

LAKESIDE PLANTATION  
COMMUNITY DEVELOPMENT DIST  
ATTN LAKESIDE PLANTATION COMMUNITY  
9145 NARCOOSSEE RD # A206  
ORLANDO FL 32827-5768

FPL  
GENERAL MAIL FACILITY  
MIAMI FL 33188-0001

Visit [FPL.com/PayBill](https://www.fpl.com/PayBill) for ways to pay.

04126-05586  
ACCOUNT NUMBER

\$139.05  
TOTAL AMOUNT YOU OWE

Sep 13, 2024  
NEW CHARGES DUE BY

\$ Auto pay - DO NOT PAY  
AMOUNT ENCLOSED



Customer Name: Account Number: 60  
 LAKESIDE PLANTATION 04126-05586  
 COMMUNITY  
 DEVELOPMENT DIST

### BILL DETAILS

Amount of your last bill	149.16
Payment received - Thank you	-149.16
Balance before new charges	\$0.00

#### New Charges

Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS	
Base charge:	\$12.78
Non-fuel: (\$0.080520 per kWh)	\$83.91
Fuel: (\$0.029780 per kWh)	\$31.03
Electric service amount	127.72
Gross receipts tax (State tax)	3.28
Franchise fee (Reqd local fee)	7.93
Taxes and charges	11.21
Regulatory fee (State fee)	0.12
Total new charges	\$139.05
<b>Total amount you owe</b>	<b>\$139.05</b>

**FPL automatic bill pay - DO NOT PAY**

### METER SUMMARY

Meter reading - Meter KJ00314. Next meter reading Sep 24, 2024.

<b>Usage Type</b>	<b>Current</b>	-	<b>Previous</b>	=	<b>Usage</b>
kWh used	04096		03054		1042

### ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Aug 23, 2024	Jul 25, 2024	Aug 24, 2023
kWh Used	1042	1110	3219
Service days	29	30	30
kWh/day	35	37	107
Amount	\$139.05	\$149.16	\$456.44

### KEEP IN MIND

- Taxes, fees, and charges on your bill are determined and required by your local and state government to be used at their discretion.
- The fuel charge represents the cost of fuel used to generate electricity. It is a direct pass-through to customers. FPL does not profit from fuel, although higher costs do result in higher state and local taxes and fees.

### Download the app

Get instant, secure access to outage and billing info from your mobile device.

[Download now >](#)

### Feeling the summer heat?

Keep your building cool and upgrade your HVAC systems - plus, save with our rebates!

[Get chiller >](#)

### Solar made simple

Lease or own? Go solar your way! Get monthly bill credits with FPL SolarTogether®. No panels installed.

[Learn more >](#)

When you pay by check, you authorize FPL to process your payment electronically or as a draft. If your payment is processed electronically, your checking account may be debited on the same day we receive the check and your check will not be returned with your checking account statement. FPL does not agree to any restrictions, conditions or endorsements placed on any bill statement or payments such as check, money order or other forms of payment. We will process the payment as if these restrictions or conditions do not exist.



**Electric Bill Statement**

**For:** Jul 25, 2024 to Aug 23, 2024 (29 days)

**Statement Date:** Aug 23, 2024

**Account Number:** 84595-15071

**Service Address:**

2800 PLANTATION BLVD #POOL & TENNIS  
NORTH PORT, FL 34289

**LAKESIDE PLANTATION COMM DEVELOPMENT DIST,**  
Here's what you owe for this billing period.

**CURRENT BILL**

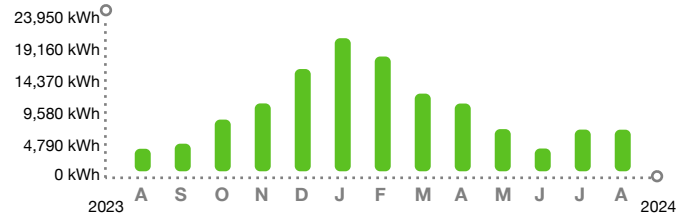
**\$951.30**

TOTAL AMOUNT YOU OWE

**Sep 13, 2024**

NEW CHARGES DUE BY

**ENERGY USAGE HISTORY**



**BILL SUMMARY**

Amount of your last bill	986.51
Payments received	-986.51
Balance before new charges	0.00
<hr/>	
Total new charges	951.30
<b>Total amount you owe</b>	<b>\$951.30</b>

**FPL automatic bill pay - DO NOT PAY**

(See page 2 for bill details.)

**KEEP IN MIND**

- Payment received after November 14, 2024 is considered LATE; a late payment charge of 1% will apply.
- The amount due on your account will be drafted automatically on or after September 03, 2024. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.

A one-time bill credit to reflect final accounting for past hurricane restoration costs is in effect this month. Details at [FPL.com/Rates](https://www.fpl.com/Rates).

Customer Service: 1-800-375-2434  
Outside Florida: 1-800-226-3545

Report Power Outages: 1-800-4OUTAGE (468-8243)  
Hearing/Speech Impaired: 711 (Relay Service)



/ 3\* FPL AUTOMATIC BILL PAY - DO NOT PAY \*

The amount enclosed includes the following donation:  
**FPL Care To Share:** \_\_\_\_\_

Make check payable to FPL in U.S. funds and mail along with this coupon to:

LAKESIDE PLANTATION COMM  
DEVELOPMENT DIST  
ATTN LAKESIDE PLANTATION COMMUNITY  
9145 NARCOOSSEE RD # A206  
ORLANDO FL 32827-5768

FPL  
GENERAL MAIL FACILITY  
MIAMI FL 33188-0001

Visit [FPL.com/PayBill](https://www.fpl.com/PayBill) for ways to pay.

84595-15071  
ACCOUNT NUMBER

\$951.30  
TOTAL AMOUNT YOU OWE

Sep 13, 2024  
NEW CHARGES DUE BY

\$ Auto pay - DO NOT PAY  
AMOUNT ENCLOSED



**Customer Name:** LAKESIDE PLANTATION  
COMM DEVELOPMENT  
DIST

**Account Number:** 62  
84595-15071

### BILL DETAILS

Amount of your last bill	986.51
Payment received - Thank you	-986.51
Balance before new charges	\$0.00

#### New Charges

Rate: GSD-1 GENERAL SERVICE DEMAND

Base charge:	\$30.21
Non-fuel: (\$0.027320 per kWh)	\$185.60
Fuel: (\$0.029780 per kWh)	\$202.33
Demand: (\$13.02 per KW)	\$455.70

Electric service amount 873.84

Gross receipts tax (State tax) 22.43

Franchise fee (Reqd local fee) 54.22

Taxes and charges 76.65

Regulatory fee (State fee) 0.81

Total new charges \$951.30

**Total amount you owe \$951.30**

**FPL automatic bill pay - DO NOT PAY**

### METER SUMMARY

Meter reading - Meter KL84533. Next meter reading Sep 24, 2024.

Usage Type	Current	-	Previous	=	Usage
kWh used	10415		03621		6794
Demand KW	35.10				35

### ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Aug 23, 2024	Jul 25, 2024	Aug 24, 2023
kWh Used	6794	6809	3677
Service days	29	30	30
kWh/day	234	226	122
Amount	\$951.30	\$986.51	\$545.36

### KEEP IN MIND

- Taxes, fees, and charges on your bill are determined and required by your local and state government to be used at their discretion.
- The fuel charge represents the cost of fuel used to generate electricity. It is a direct pass-through to customers. FPL does not profit from fuel, although higher costs do result in higher state and local taxes and fees.

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When you pay by check, you authorize FPL to process your payment electronically or as a draft. If your payment is processed electronically, your checking account may be debited on the same day we receive the check and your check will not be returned with your checking account statement. FPL does not agree to any restrictions, conditions or endorsements placed on any bill statement or payments such as check, money order or other forms of payment. We will process the payment as if these restrictions or conditions do not exist.



# City of North Port Utilities

4970 City Hall Blvd  
 North Port, FL 34286-4100  
 Phone: (941) 429-7122

SERVICE ADDRESS			
2800 PLANTATION BLVD			
ACCOUNT NUMBER	CYCLE	BILL DATE	DUE DATE
43123-156052	18-29	08/24/2024	09/14/2024

Total Current Charges	\$69.92
Balance Forward	\$0.00
<b>Total Amount Due</b>	<b>\$69.92</b>



LAKESIDE PLANTATION COMM DEV  
 9145 NARCOOSSEE RD STE A206  
 ORLANDO FL 32827-5768

000043123000156052000000069922

1.0 LAKE Please return this portion with payment. **Thank You.**

**SERVICE ADDRESS** 2800 PLANTATION BLVD

\*\*\* CYCLE BILL - AUTO PA \*\*\*

ACCOUNT NUMBER	CYCLE	BILL DATE	DUE DATE
43123-156052	18-29	08/24/2024	09/14/2024

Last Bill Amount	\$173.36
Payments	-\$173.36
Adjustments	\$0.00
Balance Forward	\$0.00

Rate Class: COMMERCIAL

Last payment amount/date: \$173.36 08/15/2024

Service Period	Days	Meter Number	Mult	Units	Current	Previous	Usage
07/18/2024 - 08/16/2024	29.0	54830746	1.0000	TGAL	421.00	427.00	-6.00
<b>Previous year Usage</b>						08/23	20.00

Service	Consumption	Charge	Total
WA Base facility chg		\$58.51	
WA Usage block 1	-6.00	-\$32.16	
WA Paper Bill Fee	0.00	\$2.00	
<b>TOTAL WATER</b>			<b>\$28.35</b>
SE Base facility chg		\$86.99	
SE Consumption	-6.00	-\$45.42	
<b>TOTAL SEWER</b>			<b>\$41.57</b>
<b>Total Current Charges</b>			<b>\$69.92</b>
Balance Forward			\$0.00
<b>Total Amount Due</b>			<b>\$69.92</b>

Unattended cooking is the leading cause of cooking fires. North Port Fire Rescue reminds you to never leave cooking food unattended. If you must leave even for a short time turn off the stove.



# City of North Port Utilities

4970 City Hall Blvd  
 North Port, FL 34286-4100  
 Phone: (941) 429-7122

SERVICE ADDRESS			
2021 PLANTATION BLVD FICT			
ACCOUNT NUMBER	CYCLE	BILL DATE	DUE DATE
43123-154658	18-29	08/24/2024	09/14/2024

Total Current Charges	\$27.12
Balance Forward	\$0.00
Total Amount Due	\$27.12



LAKESIDE PLANTATION COMM DEV  
 9145 NARCOOSSEE RD STE A206  
 ORLANDO FL 32827-5768

000043123000154658000000027126

1.0 LAKE Please return this portion with payment. **Thank You.**

**SERVICE ADDRESS** 2021 PLANTATION BLVD FICT

\*\*\* CYCLE BILL - AUTO PA \*\*\*

ACCOUNT NUMBER	CYCLE	BILL DATE	DUE DATE
43123-154658	18-29	08/24/2024	09/14/2024

Last Bill Amount	\$27.12
Payments	-\$27.12
Adjustments	\$0.00
Balance Forward	\$0.00

Rate Class: COMMERCIAL

Last payment amount/date: \$27.12 08/15/2024

Service Period	Days	Meter Number	Mult	Units	Current	Previous	Usage
07/18/2024 - 08/16/2024	29.0	36607560	1.0000	TGAL	1695.00	1695.00	0.00
<b>Previous year Usage</b>						08/23	23.00

Service	Consumption	Charge	Total
WA Base facility chg		\$25.12	
WA Paper Bill Fee	0.00	\$2.00	
TOTAL WATER			\$27.12
		Total Current Charges	\$27.12
		Balance Forward	\$0.00
		Total Amount Due	\$27.12

Unattended cooking is the leading cause of cooking fires. North Port Fire Rescue reminds you to never leave cooking food unattended. If you must leave even for a short time turn off the stove.



# City of North Port Utilities

4970 City Hall Blvd  
 North Port, FL 34286-4100  
 Phone: (941) 429-7122

SERVICE ADDRESS			
2800 PLANTATION BLVD			
ACCOUNT NUMBER	CYCLE	BILL DATE	DUE DATE
43123-154656	18-29	08/24/2024	09/14/2024

Total Current Charges	\$132.22
Balance Forward	\$0.00
Total Amount Due	\$132.22



LAKESIDE PLANTATION COMM DEV  
 9145 NARCOOSSEE RD STE A206  
 ORLANDO FL 32827-5768

000043123000154656000000132220

1.0 LAKE Please return this portion with payment. **Thank You.**

**SERVICE ADDRESS** 2800 PLANTATION BLVD

\*\*\* CYCLE BILL - AUTO PA \*\*\*

ACCOUNT NUMBER	CYCLE	BILL DATE	DUE DATE
43123-154656	18-29	08/24/2024	09/14/2024

Last Bill Amount	\$132.22
Payments	-\$132.22
Adjustments	\$0.00
Balance Forward	\$0.00

Rate Class: COMMERCIAL

Last payment amount/date: \$132.22 08/15/2024

Service Period	Days	Meter Number	Mult	Units	Current	Previous	Usage
07/18/2024 - 08/16/2024	29.0	80005382	1.0000	TGAL	5718.00	5715.00	3.00
<b>Previous year Usage</b>						08/23	10.00

Service	Consumption	Charge	Total
WA Base facility chg		\$114.14	
WA Usage block 1	3.00	\$16.08	
WA Paper Bill Fee	0.00	\$2.00	
TOTAL WATER			\$132.22
		Total Current Charges	\$132.22
		Balance Forward	\$0.00
		Total Amount Due	\$132.22

Unattended cooking is the leading cause of cooking fires. North Port Fire Rescue reminds you to never leave cooking food unattended. If you must leave even for a short time turn off the stove.

# Hello Lakeside Plantation,

Thanks for choosing Comcast Business.

## Your bill at a glance

For 2800 PLANTATION BLVD, NORTH PORT, FL, 34289-9472

Previous balance		\$140.37
EFT Payment - thank you	Aug 13	-\$140.37
<b>Balance forward</b>		<b>\$0.00</b>
Regular monthly charges	Page 3	\$124.15
Taxes, fees and other charges	Page 3	\$16.22
<b>New charges</b>		<b>\$140.37</b>

**Amount due \$140.37**

### ! Thanks for paying by Automatic Payment

Your automatic payment on Sep 12, 2024, will include your amount due, plus or minus any payment related activities or adjustments, and less any credits issued before your bill due date.

### Need help?

Visit [business.comcast.com/help](https://business.comcast.com/help) or see page 2 for other ways to contact us.

## Your bill explained

- This page gives you a quick summary of your monthly bill. A detailed breakdown of your charges begins on page 3.

Detach the bottom portion of this bill and enclose with your payment

Please write your account number on your check or money order

Do not include correspondence with payment

COMCAST  
BUSINESS

1100 NORTHPOINT PKWY W PALM  
BCH FL 33407-1937

LAKESIDE PLANTATION  
ATTN LAKESIDE PLANTATION  
219 E LIVINGSTON ST  
ORLANDO, FL 32801-1508

Account number **8535 10 055 0624394**

Automatic payment **Sep 12, 2024**

**Please pay \$140.37**

**Electronic payment will be applied Sep 12, 2024**

COMCAST  
PO BOX 71211  
CHARLOTTE NC 28272-1211

853510055062439400140376

## Download the Comcast Business App

Business is always moving. Our app was built for this. Manage your account anytime, anywhere with the Comcast Business App – the easy way to manage your services on the go.

- Manage your account details
- Pay your bill and customize billing options
- View upcoming appointments

Scan the QR Code with your phone or mobile device to get started.



## Faster speeds. More solutions. Bigger savings.

Comcast Business now offers **NEW** packages with faster speeds and innovative Voice and security solutions – at a better value.

**Call today for a FREE account review at 877-564-0318.**

## Need help? We're here for you



### Visit us online

Get help and support at [business.comcast.com/help](https://business.comcast.com/help)



### Call us anytime

800-391-3000

Open 24 hours, 7 days a week for billing and technical support

## Useful information

### Moving?

We can help ensure it's a smooth transition.

Visit [business.comcast.com/learn/moving](https://business.comcast.com/learn/moving) to learn more.

### Accessibility:

If you are hearing impaired, call 711. For issues affecting customers with disabilities, call **1-855-270-0379**, chat live at [support.xfinity.com/accessibility](https://support.xfinity.com/accessibility), email [accessibility@comcast.com](mailto:accessibility@comcast.com), fax **1-866-599-4268** or write to Comcast at 1701 JFK Blvd., Philadelphia, PA 19103-2838 Attn: M. Gifford.

## Ways to pay



### No more mailing monthly checks

Set up Auto Pay to save time, energy and stamps. It's easy to enroll, just visit [business.comcast.com/myaccount](https://business.comcast.com/myaccount)



### Go paperless and say goodbye to clutter

Sign up for Paperless Billing to view and pay your bill online. It's faster, easier and helps cut down on clutter. Visit [business.comcast.com/myaccount](https://business.comcast.com/myaccount) to get started.

## Additional billing information

### More ways to pay:



#### Online

Visit My Account at [business.comcast.com/myaccount](https://business.comcast.com/myaccount)



#### Comcast Business App

Download the Comcast Business App



#### In-Store

Visit [business.comcast.com/servicecenter](https://business.comcast.com/servicecenter) to find a store near you

<b>Regular monthly charges</b>	<b>\$124.15</b>
<b>Comcast Business</b>	<b>\$57.95</b>
TV Select Business Video.	\$57.95
<b>Equipment &amp; services</b>	<b>\$29.85</b>
TV Box + Remote	\$9.95
Service To Additional TV With TV Box and Remote. Qty 2 @ \$9.95 each	\$19.90
<b>Service fees</b>	<b>\$36.35</b>
Broadcast TV Fee	\$36.35
<b>Taxes, fees and other charges</b>	<b>\$16.22</b>
<b>Other charges</b>	<b>\$0.15</b>
Regulatory Cost Recovery	\$0.15
<b>Taxes &amp; government fees</b>	<b>\$16.07</b>
Sales Tax	\$1.08
State Communications Services Tax	\$8.10
Local Communications Services Tax	\$6.89

### What's included?



**TV:** Keep your employees informed and customers entertained

Visit [business.comcast.com/myaccount](https://business.comcast.com/myaccount) for more details

## Additional information

**TV Update:** On August 1, 2024, Bally Sports was added to the Preferred package based on a new programming agreement. An X1 TV Box (or Xfinity Internet and a compatible customer-owned device) is required to view Bally Sports.

The Regulatory Cost Recovery fee is neither government mandated nor a tax, but is assessed by Comcast to recover certain federal, state, and local regulatory costs.

**Parental Controls:** With parental controls, you can choose and manage the programming that is right for your family. Learn more at: [business.comcast.com/support/article/tv/x1-parental-controls-safe-browse](https://business.comcast.com/support/article/tv/x1-parental-controls-safe-browse).

**Recent and Upcoming Programming Changes:** Information on recent and upcoming programming changes can be found at [xfinity.com/programmingchanges/](https://xfinity.com/programmingchanges/) or by calling 866-216-8634.



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# Invoice 156133693

everonsolutions.com

Account Number	Invoice Date	Payment Due Date	PO Number	Amount Due
70180815	8/20/2024	9/14/2024		\$519.73

Description	Qty	Unit Price	Amount
LAKESIDE PLANTATION CDD, 2800 PLANTATION RD, NORTH PORT, FL 34289 Services Provided (09/19/24-10/18/24) <i>Includes: Extended Service Protection, Secure Access, Video Services</i>			\$485.71
Sales Tax			\$34.02
<b>Sub Total</b>			<b>\$519.73</b>

**Save a stamp!**

**Pay online 24/7**

everonsolutions.com/expresspay

**Pay by phone:**

1-844-538-3766

**Questions?**

everonsolutions.com

**Call Toll-Free:**

1-844-5-EVERON

**Hearing Impaired:**

1-800-395-6137

**Email:**

COMCARE@Everonsolutions.com

Thank you for choosing Everon.

Please detach this portion and send with your payment.



Invoice Number	156133693
Account Number	70180815
Invoice Date	8/20/2024
Payment Due Date	9/14/2024
Amount Due	\$519.73

Amount Enclosed: \$

PO Box 49292 · Wichita, KS 67201

Please check box if your billing address has changed, and indicate changes on back.

Powered by Experience. Driven by Excellence.™

LAKESIDE PLANTATION COMMUNITY  
 2200 PLANTATION BLVD  
 LAKESIDE PLANTATION CDD  
 NORTH PORT FL 34289



EVERON, LLC.  
 PO BOX 872987  
 KANSAS CITY MO 64187-2987



PO Box 13604  
Philadelphia PA 19101-3604 70

Remittance Section

INVOICE

Address Service Requested

Customer Account Number: 1833219  
Invoice Number: 21392531  
Invoice Date: 08/14/2024  
Invoice Due Date: 09/05/2024  
Total Due: \$104.86

ATTN: ACCOUNTS PAYABLE  
LAKESIDE PLANTATION CDD  
2200 PLANTATION BLVD  
NORTH PORT FL 34289-9472

Amount Paid: \$ \_\_\_\_\_

Use enclosed envelope and make check payable to:

MARLIN LEASING CORP  
PO BOX 13604  
PHILADELPHIA PA 19101-3604

Please check here if your address has changed.  
Provide new address on reverse side.



00001002139253160000001048693

For faster processing, please remove the check skirt.  
Keep lower portion for your records - Please return upper portion with your payment

Important Messages

ATTENTION Accounts Payable

This represents final settlement of any property tax due for the 2023 property tax year.

As per your equipment lease contract, your lease service provider is the owner of your leased equipment and is required to report the equipment your company leases from us to your property tax jurisdictions(s) on an annual basis.

The enclosed invoice is the result of the 2023 property taxes assessed on your company's leased equipment. The amount invoiced is the actual property tax charged to your lease service provider by your taxing jurisdiction(s) less any payments made, if any.

Your lease service provider was the legal owners of the leased equipment during the period that these taxes were incurred. As per the lease agreement, which your company executed with the lease services provider, your company agreed to reimburse for any taxes and miscellaneous fees incurred during the contract period. It is your company's responsibility, in accordance with the lease agreement, to reimburse the lease services provider for all amounts paid to the taxing authorities for property tax on your leased equipment. If you have any questions or need further assistance on this property tax matter, please visit: <https://help.leaseservices.com>

CUSTOMER ACCOUNT NUMBER	INVOICE DATE	INVOICE NUMBER	DUE DATE	LAST PAYMENT RECEIVED			
1833219	08/14/2024	21392531	09/05/2024	08/05/2024 Thank You			
CONTRACT NUMBER	DESCRIPTION	CURRENT	PAST DUE 30 DAYS	PAST DUE 60 DAYS	PAST DUE 90 DAYS	PAST DUE 120 DAYS	TOTAL DUE
401-1833219-001	Kyocera CS 308ci Copier						
	CONTRACT PAYMENT	98.00					98.00
	SALES/USE TAX	6.86					6.86
	<b>BALANCE DUE:</b>	<b>104.86</b>					<b>104.86</b>

If utilizing your Bank's Online Bill Service, please enter each contract number and payment separately. If you do not, the payment will not be transmitted EFT. Your bank will cut and mail a check to our lock box for processing. We are not responsible for postal delays. Processing delays may result if checks are received without contract numbers notated on them. Marlin Leasing Corporation dba PEAC Solutions.

See REVERSE SIDE for important information regarding the above charges and fees.

If you have questions regarding your bill, please give us a call and we will be happy to assist you \* 888-236-2409



# SECTION C

***Lakeside Plantation***  
***Community Development District***

***Unaudited Financial Reporting***  
***September 30, 2024***



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5	<hr/>	<u>Capital Reserve Check Register</u>
6	<hr/>	<u>Debt Service Series 1999</u>
7-8	<hr/>	<u>Month to Month</u>
9	<hr/>	<u>Long Term Debt Report</u>
10	<hr/>	<u>Assessment Receipt Schedule</u>

**Lakeside Plantation**  
**Community Development District**  
**Combined Balance Sheet**  
**September 30, 2024**

	<i>General Fund</i>	<i>Capital Reserve Fund</i>	<i>Debt Service Fund</i>	<i>Totals Governmental Funds</i>
<b>Assets:</b>				
<b>Cash:</b>				
Operating Account	\$ 184,248	\$ -	\$ -	\$ 184,248
Debit Card Account	\$ 3,858	\$ -	\$ -	\$ 3,858
Money Market Account	\$ 146,474	\$ -	\$ -	\$ 146,474
Capital Reserve Account	\$ -	\$ 340,297	\$ -	\$ 340,297
Assessments Receivable	\$ 41,343	\$ -	\$ -	\$ 41,343
Due from General Fund	\$ -	\$ -	\$ 9,669	\$ 9,669
Due from Capital Reserve	\$ 2,400	\$ -	\$ -	\$ 2,400
Due from Other	\$ 2,137	\$ -	\$ -	\$ 2,137
Prepaid Expenses	\$ 41,814	\$ -	\$ -	\$ 41,814
Deposits	\$ 14,736	\$ -	\$ -	\$ 14,736
<b>Investments:</b>				
State Board of Administration Series 1999	\$ 568	\$ 252,394	\$ -	\$ 252,962
Reserve	\$ -	\$ -	\$ 83,891	\$ 83,891
Revenue	\$ -	\$ -	\$ 43,822	\$ 43,822
Prepayment	\$ -	\$ -	\$ 2,118	\$ 2,118
<b>Total Assets</b>	<b>\$ 437,577</b>	<b>\$ 592,691</b>	<b>\$ 139,500</b>	<b>\$ 1,169,768</b>
<b>Liabilities:</b>				
Accounts Payable	\$ 30,134	\$ -	\$ -	\$ 30,134
Accrued Expenses	\$ 966	\$ -	\$ -	\$ 966
Due to General Fund	\$ -	\$ 2,400	\$ -	\$ 2,400
Due to Debt Service	\$ 9,669	\$ -	\$ -	\$ 9,669
<b>Total Liabilities</b>	<b>\$ 40,770</b>	<b>\$ 2,400</b>	<b>\$ -</b>	<b>\$ 43,170</b>
<b>Fund Balance:</b>				
Nonspendable:				
Prepaid Items	\$ 41,814	\$ -	\$ -	\$ 41,814
Deposits	\$ 14,736	\$ -	\$ -	\$ 14,736
Restricted for:				
Debt Service - Series 1999	\$ -	\$ -	\$ 139,500	\$ 139,500
Assigned for:				
Capital Reserves	\$ -	\$ 590,291	\$ -	\$ 590,291
Unassigned	\$ 340,257	\$ -	\$ -	\$ 340,257
<b>Total Fund Balances</b>	<b>\$ 396,807</b>	<b>\$ 590,291</b>	<b>\$ 139,500</b>	<b>\$ 1,126,598</b>
<b>Total Liabilities &amp; Fund Balance</b>	<b>\$ 437,577</b>	<b>\$ 592,691</b>	<b>\$ 139,500</b>	<b>\$ 1,169,768</b>

75  
**Lakeside Plantation**  
**Community Development District**  
**General Fund**

**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending September 30, 2024**

	Adopted Budget	Prorated Budget Thru 09/30/24	Actual Thru 09/30/24	Variance
<b>Revenues:</b>				
Assessments- Tax Roll	\$ 1,199,840	\$ 1,199,840	\$ 1,234,223	\$ 34,384
Tennis Club	\$ 20,000	\$ 20,000	\$ 17,045	\$ (2,956)
Activities	\$ 10,000	\$ 10,000	\$ 11,711	\$ 1,711
Clubhouse Rentals	\$ 5,000	\$ 5,000	\$ 2,865	\$ (2,135)
Miscellaneous	\$ 1,500	\$ 1,500	\$ 6,240	\$ 4,740
Interest Earnings	\$ 50	\$ 50	\$ 95	\$ 45
Insurance Proceeds	\$ -	\$ -	\$ 71,462	\$ 71,462
<b>Total Revenues</b>	<b>\$ 1,236,390</b>	<b>\$ 1,236,390</b>	<b>\$ 1,343,641</b>	<b>\$ 107,251</b>
<b>Expenditures:</b>				
<b><u>General &amp; Administrative:</u></b>				
Supervisor Fees	\$ 12,000	\$ 12,000	\$ 9,420	\$ 2,580
District Manager	\$ 45,900	\$ 45,900	\$ 47,831	\$ (1,931)
District Counsel	\$ 25,750	\$ 25,750	\$ 37,720	\$ (11,970)
District Engineer	\$ 14,000	\$ 14,000	\$ 2,944	\$ 11,056
Disclosure Report	\$ 1,000	\$ 1,000	\$ 1,000	\$ 0
Trustee Fees	\$ 4,000	\$ 4,000	\$ 3,180	\$ 820
Audit Fees	\$ 3,350	\$ 3,350	\$ -	\$ 3,350
Postage, Phone, Faxes, Copies	\$ 1,500	\$ 1,500	\$ 6,180	\$ (4,680)
General Liability Insurance	\$ 8,308	\$ 8,308	\$ 7,359	\$ 949
Legal Advertising	\$ 2,000	\$ 2,000	\$ 2,340	\$ (340)
Dues, Licenses & Fees	\$ 175	\$ 175	\$ 175	\$ -
Other Current Charges	\$ 3,000	\$ 3,000	\$ 10,393	\$ (7,393)
Property Insurance	\$ 16,309	\$ 16,309	\$ 29,766	\$ (13,457)
Information Technology	\$ 1,350	\$ 1,350	\$ 1,350	\$ -
Website Administration	\$ 864	\$ 864	\$ 1,214	\$ (350)
<b>Total General &amp; Administrative</b>	<b>\$ 139,506</b>	<b>\$ 139,506</b>	<b>\$ 160,872</b>	<b>\$ (21,366)</b>
<b><u>Operations &amp; Maintenance</u></b>				
<b>Field Expenditures</b>				
Road & Sidewalk Repairs & Maintenance	\$ 17,000	\$ 17,000	\$ -	\$ 17,000
Common Area Renewal & Maintenance	\$ 10,000	\$ 10,000	\$ -	\$ 10,000
Street Light/Decorative Light	\$ 1,000	\$ 1,000	\$ 484	\$ 516
Landscape Maintenance - Contract	\$ 155,000	\$ 155,000	\$ 153,480	\$ 1,520
Landscape Maintenance - Other	\$ 10,000	\$ 10,000	\$ 7,243	\$ 2,757
Lake Maintenance	\$ 13,000	\$ 13,000	\$ 12,924	\$ 76
Electric Utility Services - Entrance Feature	\$ 7,500	\$ 7,500	\$ 2,243	\$ 5,257
Water Utility Services - Entrance Feature	\$ 3,000	\$ 3,000	\$ 3,297	\$ (297)
Repairs & Maintenance - Entrance Feature	\$ 5,000	\$ 5,000	\$ 177	\$ 4,823
Hurricane Expenses	\$ -	\$ -	\$ 12,153	\$ (12,153)
<b>Subtotal Field Expenditures</b>	<b>\$ 221,500</b>	<b>\$ 221,500</b>	<b>\$ 192,000</b>	<b>\$ 29,500</b>

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**Lakeside Plantation**  
**Community Development District**

**General Fund**

**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending September 30, 2024**

	Adopted Budget	Prorated Budget Thru 09/30/24	Actual Thru 09/30/24	Variance
<b>Amenity Expenditures</b>				
Personnel Services (Management Contract)	\$ 296,600	\$ 296,600	\$ 294,411	\$ 2,189
Activities	\$ 22,000	\$ 22,000	\$ 14,491	\$ 7,509
License/Fees	\$ 2,000	\$ 2,000	\$ 675	\$ 1,325
General Supplies	\$ 10,000	\$ 10,000	\$ 14,771	\$ (4,771)
Maintenance	\$ 15,000	\$ 15,000	\$ 26,101	\$ (11,101)
Office Supplies	\$ 3,500	\$ 3,500	\$ 2,775	\$ 725
Security	\$ 3,000	\$ 3,000	\$ 6,438	\$ (3,438)
AED	\$ 500	\$ 500	\$ -	\$ 500
Telephone & Internet Services	\$ 6,000	\$ 6,000	\$ 5,742	\$ 258
Exercise Equipment	\$ -	\$ -	\$ 3,654	\$ (3,654)
Janitorial Supplies	\$ 2,500	\$ 2,500	\$ 1,820	\$ 680
Pool Furniture	\$ -	\$ -	\$ 2,743	\$ (2,743)
Electric Utility Services - Clubhouse	\$ 14,000	\$ 14,000	\$ 9,477	\$ 4,523
Gas Utility	\$ 250	\$ 250	\$ 105	\$ 145
Garbage Collection	\$ 2,100	\$ 2,100	\$ 2,181	\$ (81)
Water Utility Services - Clubhouse	\$ 6,000	\$ 6,000	\$ 4,042	\$ 1,958
Electric Utility Services - Tennis Courts/Pool	\$ 18,000	\$ 18,000	\$ 15,717	\$ 2,283
Pool Cleaning	\$ 10,200	\$ 10,200	\$ 22,800	\$ (12,600)
Pool Maintenance - Other	\$ 10,000	\$ 10,000	\$ 11,563	\$ (1,563)
Tennis Courts - Maintenance	\$ 5,000	\$ 5,000	\$ 6,546	\$ (1,546)
Water Utility Services - Tennis Courts/Pool	\$ 7,500	\$ 7,500	\$ 2,175	\$ 5,325
<b>Subtotal Amenity Expenditures</b>	<b>\$ 434,150</b>	<b>\$ 434,150</b>	<b>\$ 448,226</b>	<b>\$ (14,076)</b>
<b>Total Operations &amp; Maintenance</b>	<b>\$ 655,650</b>	<b>\$ 655,650</b>	<b>\$ 640,227</b>	<b>\$ 15,423</b>
<b>Total Expenditures</b>	<b>\$ 795,156</b>	<b>\$ 795,156</b>	<b>\$ 801,099</b>	<b>\$ (5,943)</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 441,234</b>		<b>\$ 542,542</b>	
<b><i>Other Financing Sources/(Uses):</i></b>				
Transfer In/(Out)	\$ (441,234)	\$ (441,234)	\$ (441,234)	\$ -
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ (441,234)</b>	<b>\$ (441,234)</b>	<b>\$ (441,234)</b>	<b>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>\$ -</b>		<b>\$ 101,308</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ 295,500</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 396,807</b>	

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**Lakeside Plantation**

**Community Development District**

**Capital Reserve Fund**

**Statement of Revenues, Expenditures, and Changes in Fund Balance**

**For The Period Ending September 30, 2024**

	Adopted Budget	Prorated Budget Thru 09/30/24	Actual Thru 09/30/24	Variance
<b>Revenues</b>				
Interest	\$ -	\$ -	\$ 13,570	\$ 13,570
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 13,570</b>	<b>\$ 13,570</b>
<b>Expenditures:</b>				
Bank Fee	\$ -	\$ -	\$ 413	\$ (413)
Capital Outlay	\$ 87,400	\$ 87,400	\$ 289,587	\$ (202,187)
<b>Total Expenditures</b>	<b>\$ 87,400</b>	<b>\$ 87,400</b>	<b>\$ 290,000</b>	<b>\$ (202,600)</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ (87,400)</b>		<b>\$ (276,431)</b>	
<b>Other Financing Sources/(Uses)</b>				
Transfer In/(Out)	\$ 441,234	\$ 441,234	\$ 441,234	\$ -
<b>Total Other Financing Sources (Uses)</b>	<b>\$ 441,234</b>	<b>\$ 441,234</b>	<b>\$ 441,234</b>	<b>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>\$ 353,834</b>		<b>\$ 164,803</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 532,815</b>		<b>\$ 425,488</b>	
<b>Fund Balance - Ending</b>	<b>\$ 886,649</b>		<b>\$ 590,291</b>	

**Lakeside Plantation**  
**Community Development District**  
**Capital Reserve Fund**  
**Capital Outlay Check Register Detail**  
**For The Period Ending September 30, 2024**

Vendor	Detail	Amount
<b>Capital Outlay</b>		
<i>FY2024</i>		
12/4/23 Innotech Construction	HCAV Repairs- Deposit	\$17,031.00
12/4/23 Innotech Construction	HCAV Repairs- Final Payment	\$17,031.25
3/13/24 Courtco	Deposit- Fence Install	\$18,097.20
4/23/24 J Discount Awning	Deposit- New frame and awning	\$14,075.00
4/23/24 Courtco	2nd Installment- Fence	\$18,097.20
5/8/24 Courtco	Final Installment- Fence	\$18,645.60
6/12/24 Alpha Foundations	Concrete	\$98,126.51
6/27/24 J Discount Awning	Final Payment- New frame and awning	\$14,075.00
4/23/24 Cheetah Flooring	Deposit on Flooring	\$15,334.49
7/2/24 Cheetah Flooring	Final Payment- Flooring	\$11,139.00
8/27/24 Nextwave Computers	Set up new PCs, Software and Microsoft	\$2,399.96
9/9/24 Tamami Painting Inc	Deposit Interior Painting	\$12,720.00
9/24/24 Tamami Painting Inc	Paint Columns & Gazebo	\$5,589.00
9/24/24 Florida Sight Structures	Pergula	\$22,156.50
9/24/24 Budget Blinds	Clubhouse Blind Replacements	\$5,069.25
<b>Total</b>		<b><u><u>\$289,586.96</u></u></b>

# Lakeside Plantation

## Community Development District

### Debt Service Fund Series 2019

#### Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2024

	Adopted Budget	Prorated Budget Thru 09/30/24	Actual Thru 09/30/24	Variance
<b>Revenues:</b>				
Assessments - Tax Roll	\$ 174,203	\$ 174,203	\$ 174,203	\$ (0)
Assessments - Direct Bill	\$ 8,842	\$ 8,842	\$ 8,842	\$ -
Assessments - Prepayment	\$ -	\$ -	\$ 2,113	\$ 2,113
Interest	\$ -	\$ -	\$ 6,053	\$ 6,053
<b>Total Revenues</b>	<b>\$ 183,045</b>	<b>\$ 183,045</b>	<b>\$ 191,212</b>	<b>\$ 8,166</b>
<b>Expenditures:</b>				
Interest - 11/1	\$ 38,399	\$ 38,399	\$ 38,399	\$ -
Principal - 5/1	\$ 105,000	\$ 105,000	\$ 105,000	\$ -
Interest - 5/1	\$ 38,399	\$ 38,399	\$ 38,399	\$ -
<b>Total Expenditures</b>	<b>\$ 181,798</b>	<b>\$ 181,798</b>	<b>\$ 181,798</b>	<b>\$ -</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 1,248</b>		<b>\$ 9,414</b>	
<b>Other Financing Sources/(Uses):</b>				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>\$ 1,248</b>		<b>\$ 9,414</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 53,267</b>		<b>\$ 130,086</b>	
<b>Fund Balance - Ending</b>	<b>\$ 54,515</b>		<b>\$ 139,500</b>	

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**Lakeside Plantation**  
 Community Development District  
 Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<b>Revenues:</b>													
Assessments- Tax Roll	\$ -	\$ 344,510	\$ 580,918	\$ 118,926	\$ 34,147	\$ 9,229	\$ 24,854	\$ 12,746	\$ 54,315	\$ 539	\$ 13,579	\$ 40,461	\$ 1,234,223
Tennis Club	\$ -	\$ -	\$ 5,350	\$ 1,610	\$ 460	\$ 300	\$ 1,635	\$ 3,225	\$ 800	\$ 1,260	\$ 1,680	\$ 725	\$ 17,045
Activities	\$ 1,017	\$ 585	\$ 1,043	\$ 68	\$ 1,638	\$ 1,244	\$ 2,003	\$ 1,287	\$ 269	\$ 41	\$ 1,095	\$ 1,421	\$ 11,711
Clubhouse Rentals	\$ -	\$ -	\$ 390	\$ -	\$ 525	\$ 90	\$ 570	\$ 60	\$ 60	\$ 420	\$ 750	\$ -	\$ 2,865
Miscellaneous	\$ 485	\$ 2,175	\$ 333	\$ -	\$ 285	\$ 252	\$ 75	\$ 1,086	\$ 411	\$ 858	\$ (37)	\$ 317	\$ 6,240
Interest Earnings	\$ 4	\$ 3	\$ 8	\$ 11	\$ 11	\$ 12	\$ 10	\$ 10	\$ 9	\$ 8	\$ 5	\$ 4	\$ 95
Insurance Proceeds	\$ -	\$ -	\$ 72,859	\$ (1,397)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 71,462
<b>Total Revenues</b>	<b>\$ 1,506</b>	<b>\$ 347,273</b>	<b>\$ 660,900</b>	<b>\$ 119,219</b>	<b>\$ 37,067</b>	<b>\$ 11,128</b>	<b>\$ 29,147</b>	<b>\$ 18,413</b>	<b>\$ 55,864</b>	<b>\$ 3,126</b>	<b>\$ 17,072</b>	<b>\$ 42,926</b>	<b>\$ 1,343,641</b>

**Expenditures:**

**General & Administrative:**

Supervisor Fees	\$ 1,000	\$ 1,600	\$ -	\$ 1,000	\$ 800	\$ 1,020	\$ 800	\$ 800	\$ -	\$ 800	\$ 800	\$ 800	\$ 9,420
District Manager	\$ 3,825	\$ 3,825	\$ 3,825	\$ 3,825	\$ 3,825	\$ 3,825	\$ 3,825	\$ 3,825	\$ 3,825	\$ 3,825	\$ 3,825	\$ 5,756	\$ 47,831
District Counsel	\$ 3,306	\$ 4,681	\$ 2,324	\$ 3,677	\$ 3,976	\$ 5,230	\$ 4,992	\$ 2,233	\$ 2,090	\$ 1,880	\$ 3,334	\$ -	\$ 37,720
District Engineer	\$ 1,713	\$ 480	\$ -	\$ -	\$ -	\$ 751	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,944
Disclosure Report	\$ 83	\$ 83	\$ 83	\$ 83	\$ 83	\$ 83	\$ 83	\$ 83	\$ 83	\$ 83	\$ 83	\$ 83	\$ 1,000
Trustee Fees	\$ 1,590	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,590	\$ -	\$ -	\$ -	\$ 3,180
Audit Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Postage, Phone, Faxes, Copies	\$ 89	\$ -	\$ 239	\$ 105	\$ 303	\$ 175	\$ 143	\$ 381	\$ 4,057	\$ 232	\$ 131	\$ 326	\$ 6,180
General Liability Insurance	\$ 7,003	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 356	\$ -	\$ -	\$ -	\$ -	\$ 7,359
Legal Advertising	\$ 608	\$ 74	\$ 74	\$ 151	\$ 74	\$ 437	\$ 327	\$ 74	\$ -	\$ 344	\$ -	\$ 177	\$ 2,340
Dues, Licenses & Fees	\$ -	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Other Current Charges	\$ 3,044	\$ 279	\$ 322	\$ 278	\$ 3,070	\$ 337	\$ 326	\$ 190	\$ 247	\$ 320	\$ 716	\$ 1,265	\$ 10,393
Property Insurance	\$ 29,546	\$ -	\$ -	\$ -	\$ 220	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 29,766
Information Technology	\$ 113	\$ 113	\$ 113	\$ 113	\$ 113	\$ 113	\$ 113	\$ 113	\$ 113	\$ 113	\$ 113	\$ 113	\$ 1,350
Website Administration	\$ 72	\$ 72	\$ 72	\$ 72	\$ 72	\$ 72	\$ 142	\$ 142	\$ 142	\$ 142	\$ 142	\$ 72	\$ 1,214
<b>Total General &amp; Administrative</b>	<b>\$ 51,992</b>	<b>\$ 11,381</b>	<b>\$ 7,052</b>	<b>\$ 9,302</b>	<b>\$ 12,535</b>	<b>\$ 12,042</b>	<b>\$ 10,750</b>	<b>\$ 8,197</b>	<b>\$ 12,146</b>	<b>\$ 7,739</b>	<b>\$ 9,143</b>	<b>\$ 8,592</b>	<b>\$ 160,872</b>

**Operations & Maintenance**

**Field Expenditures**

Road & Sidewalk Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Common Area Renewal & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Street Light/Decorative Light	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 484	\$ 484
Landscape Maintenance - Contract	\$ 12,837	\$ 12,837	\$ 12,837	\$ 12,837	\$ 12,837	\$ 12,837	\$ 12,837	\$ 12,837	\$ 12,557	\$ 12,557	\$ 12,837	\$ 12,837	\$ 153,480
Landscape Maintenance - Other	\$ 485	\$ 303	\$ -	\$ 754	\$ -	\$ -	\$ -	\$ -	\$ 5,247	\$ 455	\$ -	\$ -	\$ 7,243
Lake Maintenance	\$ 966	\$ 966	\$ 966	\$ 966	\$ 966	\$ 966	\$ 1,932	\$ 1,299	\$ 1,299	\$ 1,299	\$ 1,299	\$ -	\$ 12,924
Electric Utility Services - Entrance Feature	\$ 350	\$ 143	\$ 133	\$ 150	\$ 165	\$ 144	\$ 131	\$ 391	\$ 184	\$ 163	\$ 149	\$ 139	\$ 2,243
Water Utility Services - Entrance Feature	\$ 749	\$ 581	\$ 607	\$ 559	\$ 612	\$ 27	\$ 27	\$ 27	\$ 27	\$ 27	\$ 27	\$ 27	\$ 3,297
Repairs & Maintenance - Entrance Feature	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 177	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 177
Hurricane Expenses	\$ 2,820	\$ 10,805	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (1,473)	\$ 12,153
<b>Subtotal Field Expenditures</b>	<b>\$ 18,206</b>	<b>\$ 25,634</b>	<b>\$ 14,542</b>	<b>\$ 15,264</b>	<b>\$ 14,580</b>	<b>\$ 13,974</b>	<b>\$ 15,104</b>	<b>\$ 14,554</b>	<b>\$ 19,314</b>	<b>\$ 14,501</b>	<b>\$ 14,312</b>	<b>\$ 12,014</b>	<b>\$ 192,000</b>

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**Lakeside Plantation**  
 Community Development District  
 Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<b>Amenity Expenditures</b>													
Personnel Services (Management Contract)	\$ 23,725	\$ 23,725	\$ 25,394	\$ 24,436	\$ 24,915	\$ 24,915	\$ 24,915	\$ 24,915	\$ 27,974	\$ 16,467	\$ 31,292	\$ 21,738	\$ 294,411
Activities	\$ 1,930	\$ 1,038	\$ 2,408	\$ 1,452	\$ 2,557	\$ 1,147	\$ 911	\$ 609	\$ 361	\$ 1,947	\$ 130	\$ -	\$ 14,491
License/Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 675	\$ -	\$ -	\$ 675
General Supplies	\$ 2,439	\$ 1,803	\$ 312	\$ 1,023	\$ 650	\$ 579	\$ 3,785	\$ 886	\$ 408	\$ 249	\$ 137	\$ 2,501	\$ 14,771
Maintenance	\$ 717	\$ 896	\$ 1,329	\$ 2,112	\$ 3,525	\$ 116	\$ 2,206	\$ 3,562	\$ 641	\$ 3,839	\$ 3,135	\$ 4,023	\$ 26,101
Office Supplies	\$ 317	\$ 204	\$ 105	\$ 333	\$ 116	\$ 158	\$ 295	\$ 144	\$ 140	\$ 469	\$ 376	\$ 117	\$ 2,775
Security	\$ 252	\$ 1,135	\$ 436	\$ 267	\$ 414	\$ 747	\$ 267	\$ 425	\$ 267	\$ 974	\$ 734	\$ 520	\$ 6,438
AED	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Telephone & Internet Services	\$ 520	\$ 412	\$ 412	\$ 564	\$ 438	\$ 438	\$ 732	\$ 642	\$ 405	\$ 344	\$ 503	\$ 334	\$ 5,742
Exercise Equipment	\$ 175	\$ 145	\$ -	\$ -	\$ 566	\$ 1,445	\$ -	\$ 165	\$ -	\$ -	\$ -	\$ 1,158	\$ 3,654
Janitorial Supplies	\$ 19	\$ 924	\$ 140	\$ 29	\$ -	\$ 146	\$ 132	\$ 58	\$ -	\$ 185	\$ 188	\$ -	\$ 1,820
Pool Furniture	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,143	\$ 1,463	\$ 136	\$ -	\$ 2,743
Electric Utility Services - Clubhouse	\$ 1,183	\$ 888	\$ 689	\$ 573	\$ 569	\$ 592	\$ 702	\$ 793	\$ 859	\$ 851	\$ 890	\$ 889	\$ 9,477
Gas Utility	\$ 16	\$ 16	\$ 16	\$ 16	\$ 41	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 105
Garbage Collection	\$ 168	\$ 168	\$ 185	\$ 185	\$ 177	\$ 185	\$ 185	\$ 185	\$ 185	\$ 185	\$ 185	\$ 185	\$ 2,181
Water Utility Services - Clubhouse	\$ 172	\$ 777	\$ 346	\$ 477	\$ 928	\$ 251	\$ 212	\$ 212	\$ 238	\$ 186	\$ 173	\$ 70	\$ 4,042
Electric Utility Services - Tennis Courts/Pool	\$ 839	\$ 1,123	\$ 1,313	\$ 1,759	\$ 2,171	\$ 2,004	\$ 1,527	\$ 1,388	\$ 921	\$ 735	\$ 987	\$ 951	\$ 15,717
Pool Cleaning	\$ 1,900	\$ 1,900	\$ 1,900	\$ 1,900	\$ 1,900	\$ 1,900	\$ 1,900	\$ 1,900	\$ 1,900	\$ 1,900	\$ 1,900	\$ 1,900	\$ 22,800
Pool Maintenance - Other	\$ -	\$ 577	\$ 499	\$ 1,984	\$ 2,193	\$ 456	\$ 1,585	\$ -	\$ 1,475	\$ 945	\$ 954	\$ 895	\$ 11,563
Tennis Courts - Maintenance	\$ -	\$ 240	\$ 530	\$ -	\$ 35	\$ 859	\$ 2,248	\$ -	\$ 124	\$ 431	\$ 2,079	\$ -	\$ 6,546
Water Utility Services - Tennis Courts/Pool	\$ 147	\$ 170	\$ 129	\$ 197	\$ 255	\$ 197	\$ 143	\$ 344	\$ 164	\$ 164	\$ 132	\$ 132	\$ 2,175
<b>Subtotal Amenity Expenditures</b>	<b>\$ 34,520</b>	<b>\$ 36,142</b>	<b>\$ 36,142</b>	<b>\$ 37,306</b>	<b>\$ 41,452</b>	<b>\$ 36,133</b>	<b>\$ 41,744</b>	<b>\$ 36,227</b>	<b>\$ 37,205</b>	<b>\$ 32,011</b>	<b>\$ 43,931</b>	<b>\$ 35,414</b>	<b>\$ 448,226</b>
<b>Total Operations &amp; Maintenance</b>	<b>\$ 52,726</b>	<b>\$ 61,776</b>	<b>\$ 50,684</b>	<b>\$ 52,570</b>	<b>\$ 56,032</b>	<b>\$ 50,107</b>	<b>\$ 56,848</b>	<b>\$ 50,781</b>	<b>\$ 56,520</b>	<b>\$ 46,512</b>	<b>\$ 58,243</b>	<b>\$ 47,428</b>	<b>\$ 640,227</b>
<b>Total Expenditures</b>	<b>\$ 104,718</b>	<b>\$ 73,157</b>	<b>\$ 57,736</b>	<b>\$ 61,872</b>	<b>\$ 68,567</b>	<b>\$ 62,149</b>	<b>\$ 67,598</b>	<b>\$ 58,978</b>	<b>\$ 68,666</b>	<b>\$ 54,251</b>	<b>\$ 67,386</b>	<b>\$ 56,020</b>	<b>\$ 801,099</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ (103,212)</b>	<b>\$ 274,115</b>	<b>\$ 603,165</b>	<b>\$ 57,346</b>	<b>\$ (31,500)</b>	<b>\$ (51,022)</b>	<b>\$ (38,452)</b>	<b>\$ (40,564)</b>	<b>\$ (12,802)</b>	<b>\$ (51,125)</b>	<b>\$ (50,314)</b>	<b>\$ (13,094)</b>	<b>\$ 542,542</b>
<b>Other Financing Sources/Uses:</b>													
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (150,000)	\$ -	\$ (291,234)	\$ -	\$ (441,234)
<b>Total Other Financing Sources/Uses</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (150,000)</b>	<b>\$ -</b>	<b>\$ (291,234)</b>	<b>\$ -</b>	<b>\$ (441,234)</b>
<b>Net Change in Fund Balance</b>	<b>\$ (103,212)</b>	<b>\$ 274,115</b>	<b>\$ 603,165</b>	<b>\$ 57,346</b>	<b>\$ (31,500)</b>	<b>\$ (51,022)</b>	<b>\$ (38,452)</b>	<b>\$ (40,564)</b>	<b>\$ (162,802)</b>	<b>\$ (51,125)</b>	<b>\$ (341,548)</b>	<b>\$ (13,094)</b>	<b>\$ 101,308</b>

**Lakeside Plantation**  
**Community Development District**  
**Long Term Debt Report**

<b>SERIES 1999A, CAPITAL IMPROVEMENT REVENUE BONDS</b>		
INTEREST RATE:		6.950%
MATURITY DATE:		5/1/2031
RESERVE FUND REQUIREMENT		MADS
RESERVE FUND REQUIREMENT	\$	182,164
RESERVE FUND BALANCE	\$	83,891
BONDS OUTSTANDING - 9/30/13	\$	1,860,000.00
LESS: PRINCIPAL PAYMENT 5/1/14	\$	(55,000.00)
LESS: PRINCIPAL PAYMENT 11/1/14 (PREPAYMENT)	\$	(5,000.00)
LESS: PRINCIPAL PAYMENT 5/1/15	\$	(60,000.00)
LESS: PRINCIPAL PAYMENT 5/1/16	\$	(60,000.00)
LESS: PRINCIPAL PAYMENT 5/1/17	\$	(65,000.00)
LESS: PRINCIPAL PAYMENT 5/1/18	\$	(70,000.00)
LESS: PRINCIPAL PAYMENT 5/1/19	\$	(75,000.00)
LESS: PRINCIPAL PAYMENT 5/1/20	\$	(80,000.00)
LESS: PRINCIPAL PAYMENT 5/1/21	\$	(85,000.00)
LESS: PRINCIPAL PAYMENT 5/1/21 (PREPAYMENT)	\$	(5,000.00)
LESS: PRINCIPAL PAYMENT 5/1/22	\$	(95,000.00)
LESS: PRINCIPAL PAYMENT 5/1/23	\$	(100,000.00)
LESS: PRINCIPAL PAYMENT 5/1/24	\$	(105,000.00)
<b>Current Bonds Outstanding</b>	<b>\$</b>	<b>1,000,000</b>

# SECTION D

84  
**Lakeside Plantation**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**Special Assessment Receipts**  
**Fiscal Year 2024**

Gross Assessments \$ 1,276,425.32 \$ 185,322.67 \$ 1,461,747.99  
Net Assessments \$ 1,199,839.80 \$ 174,203.31 \$ 1,374,043.11

**ON ROLL ASSESSMENTS**

Date	Distribution	Gross Amount	Discount/Penalty	Commission	Interest	Net Receipts	87.32% O&M Portion	12.68% 1999 Debt Service	100.00% Total
11/28/23	10/01/2023-11/13/2023	\$187,454.94	\$0.00	(\$10,197.53)	\$0.00	\$177,257.41	\$154,784.44	\$22,472.97	\$177,257.41
11/30/23	11/14/2023-11/19/2023	\$223,157.24	\$0.00	(\$3,347.36)	\$0.00	\$219,809.88	\$191,942.04	\$27,867.84	\$219,809.88
12/21/23	11/20/2023-11/30/2023	\$448,068.45	\$0.00	(\$6,721.03)	\$0.00	\$441,347.42	\$385,392.71	\$55,954.71	\$441,347.42
12/28/23	12/01/2023-12/15/2023	\$231,669.12	\$0.00	(\$3,475.04)	\$0.00	\$228,194.08	\$199,263.28	\$28,930.80	\$228,194.08
01/31/24	12/15/2023-12/31/2023	\$134,902.06	\$0.00	(\$2,023.53)	\$4,190.53	\$137,069.06	\$119,691.23	\$17,377.83	\$137,069.06
02/29/24	01/01/2024-01/31/2024	\$39,956.21	\$0.00	(\$599.34)	\$0.00	\$39,356.87	\$34,367.15	\$4,989.72	\$39,356.87
03/29/24	02/01/2024-02/29/2024	\$10,798.72	\$0.00	(\$161.98)	\$0.00	\$10,636.74	\$9,288.20	\$1,348.54	\$10,636.74
04/30/24	03/01/2024-03/31/2024	\$28,202.27	\$0.00	(\$423.03)	\$866.63	\$28,645.87	\$25,014.10	\$3,631.77	\$28,645.87
05/31/24	04/01/2024-04/30/2024	\$14,914.13	\$0.00	(\$223.71)	\$0.00	\$14,690.42	\$12,827.95	\$1,862.47	\$14,690.42
06/28/24	05/01/2024-05/31/2024	\$63,554.33	\$0.00	(\$953.31)	\$0.00	\$62,601.02	\$54,664.37	\$7,936.65	\$62,601.02
07/31/24	Interest	\$0.00	\$0.00	\$0.00	\$621.08	\$621.08	\$542.34	\$78.74	\$621.08
08/30/24	06/01/2024-07/31/2024	\$6,854.36	\$0.00	\$0.00	\$0.00	\$6,854.36	\$5,985.35	\$869.01	\$6,854.36
09/30/24	08/01/2024-08/31/2024	\$41,343.03	\$0.00	\$0.00	\$0.00	\$41,343.03	\$40,460.77	\$882.26	\$41,343.03
<b>TOTAL</b>		<b>\$ 1,430,874.86</b>	<b>\$ -</b>	<b>\$ (28,125.86)</b>	<b>\$ 5,678.24</b>	<b>\$ 1,408,427.24</b>	<b>\$ 1,234,223.93</b>	<b>\$ 174,203.31</b>	<b>\$ 1,408,427.24</b>

<b>103%</b>	<b>Net Percent Collected</b>
<b>0</b>	<b>Balance Remaining to Collect</b>

**DIRECT BILL ASSESSMENTS**

Imagine School at North Port Inc 2024-01			Net Assessments	\$8,842.03	\$8,842.03
Date Received	Due Date	Check Number	Net Assessed	Amount Received	Debit Service
11/17/23	11/1/23	9018	\$4,421.02	\$4,421.02	\$4,421.02
11/17/23	2/1/24	9018	\$2,210.51	\$2,210.51	\$2,210.51
11/17/23	5/1/24	9018	\$2,210.50	\$2,210.50	\$2,210.50
			<b>\$ 8,842.03</b>	<b>\$ 8,842.03</b>	<b>\$ 8,842.03</b>

# SECTION E

RESOLUTION 2025-02

**WHEREAS**, the Board, hereinafter referred to as the "Board", of the Lakeside Plantation Community Development District, hereinafter referred to as "District", adopted a General Fund Budget for fiscal year 2024, and

**WHEREAS**, the Board desires to reallocate funds budgeted to re-appropriate Revenues and Expenses approved during the Fiscal Year.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF THE LAKESIDE PLANTATION COMMUNITY DEVELOPMENT DISTRICT TO THE FOLLOWING:

1. The General Fund Budget is hereby amended in accordance with Exhibit "A" attached.
2. This resolution shall become effective this 23<sup>rd</sup> day of October, 2024 be reflected in the monthly and fiscal Year End 9/30/24 Financial Statements and Audit Report of the District.

*Lakeside Plantation Community Development District*

by: \_\_\_\_\_  
Chairman

Attest:

by: \_\_\_\_\_

***Lakeside Plantation***  
***Community Development District***

***Budget Amendments***  
***FY 2024***



**Lakeside Plantation**  
**Community Development District**  
**FY2024 Budget Amendment**  
**General Fund**

Description	Adopted Budget FY2024	Increase/ (Decrease)	Amended Budget FY2024	Actuals 9/30/24
<b>Revenues:</b>				
Assessments- Tax Roll	\$ 1,199,840	\$ 23,205	\$ 1,223,045	\$ 1,234,223
Tennis Club	20,000	-	20,000	17,045
Activities	10,000	-	10,000	11,711
Clubhouse Rentals	5,000	-	5,000	2,865
Miscellaneous	1,500	-	1,500	6,240
Interest Earnings	50	-	50	95
Insurance Proceeds	-	-	-	71,462
<b>Total Revenues</b>	<b>\$ 1,236,390</b>	<b>\$ 23,205</b>	<b>\$ 1,259,595</b>	<b>\$ 1,343,641</b>
<b>Administrative:</b>				
Supervisor Fees	\$ 12,000	\$ (2,580)	\$ 9,420	\$ 9,420
District Manager	45,900	1,931	47,831	47,831
District Counsel	25,750	15,000	40,750	37,720
District Engineer	14,000	(9,000)	5,000	2,944
Disclosure Report	1,000	(0)	1,000	1,000
Trustee Fees	4,000	(820)	3,180	3,180
Audit Fees	3,350	-	3,350	-
Postage, Phone, Faxes, Copies	1,500	4,680	6,180	6,180
General Liability Insurance	8,308	(949)	7,359	7,359
Legal Advertising	2,000	340	2,340	2,340
Dues, Licenses & Fees	175	-	175	175
Other Current Charges	3,000	7,393	10,393	10,393
Property Insurance	16,309	13,457	29,766	29,766
Information Technology	1,350	-	1,350	1,350
Website Administration	864	350	1,214	1,214
<b>Total Administrative</b>	<b>\$ 139,506</b>	<b>\$ 29,803</b>	<b>\$ 169,308</b>	<b>\$ 160,872</b>
<b>Operations:</b>				
Road & Sidewalk Repairs & Maintenance	\$ 17,000	\$ (17,000)	\$ -	\$ -
Common Area Renewal & Maintenance	10,000	(10,000)	-	-
Street Light/Decorative Light	1,000	(516)	484	484
Landscape Maintenance - Contract	155,000	(1,520)	153,480	153,480
Landscape Maintenance - Other	10,000	(2,757)	7,243	7,243
Lake Maintenance	13,000	(76)	12,924	12,924
Electric Utility Services - Entrance Feature	7,500	(5,257)	2,243	2,243
Water Utility Services - Entrance Feature	3,000	297	3,297	3,297
Repairs & Maintenance - Entrance Feature	5,000	(4,823)	177	177
Hurricane Expenses	-	12,153	12,153	12,153
<b>Total Operations</b>	<b>\$ 221,500</b>	<b>\$ (29,500)</b>	<b>\$ 192,000</b>	<b>\$ 192,000</b>

**Lakeside Plantation**  
**Community Development District**  
**FY2024 Budget Amendment**  
**General Fund**

Description	Adopted Budget FY2024	Increase/ (Decrease)	Amended Budget FY2024	Actuals 9/30/24
<b>Clubhouse:</b>				
Personnel Services (Management Contract)	\$ 296,600	\$ -	\$ 296,600	\$ 294,411
Activities	22,000	(5,000)	\$ 17,000	14,491
License/Fees	2,000	(1,325)	\$ 675	675
General Supplies	10,000	5,000	\$ 15,000	14,771
Maintenance	15,000	15,000	\$ 30,000	26,101
Office Supplies	3,500	(725)	\$ 2,775	2,775
Security	3,000	3,438	\$ 6,438	6,438
AED	500	(500)	\$ -	-
Telephone & Internet Services	6,000	(258)	\$ 5,742	5,742
Exercise Equipment	-	3,654	\$ 3,654	3,654
Janitorial Supplies	2,500	(680)	\$ 1,820	1,820
Pool Furniture	-	2,743	\$ 2,743	2,743
Electric Utility Services - Clubhouse	14,000	(4,523)	\$ 9,477	9,477
Gas Utility	250	(145)	\$ 105	105
Garbage Collection	2,100	81	\$ 2,181	2,181
Water Utility Services - Clubhouse	6,000	(1,958)	\$ 4,042	4,042
Electric Utility Services - Tennis Courts/Pool	18,000	(2,283)	\$ 15,717	15,717
Pool Cleaning	10,200	12,600	\$ 22,800	22,800
Pool Maintenance - Other	10,000	1,563	\$ 11,563	11,563
Tennis Courts - Maintenance	5,000	1,546	\$ 6,546	6,546
Water Utility Services - Tennis Courts/Pool	7,500	(5,325)	\$ 2,175	2,175
<b>Total Clubhouse</b>	<b>\$ 434,150</b>	<b>\$ 22,903</b>	<b>\$ 457,053</b>	<b>\$ 448,226</b>
<b>Other Expenditures:</b>				
Transfer Out - Capital Reserve Fund (CY)	\$ 441,234	\$ -	\$ 441,234	\$ 441,234
<b>Total Other Expenditures</b>	<b>\$ 441,234</b>	<b>\$ -</b>	<b>\$ 441,234</b>	<b>\$ 441,234</b>
<b>Total Expenditures</b>	<b>\$ 1,236,390</b>	<b>\$ 23,205</b>	<b>\$ 1,259,595</b>	<b>\$ 1,242,333</b>
<b>Excess Revenue (Expenditures)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 101,308</b>

**Lakeside Plantation**  
**Community Development District**  
**FY2024 Budget Amendment**  
**Capital Reserve Fund**

Description	Adopted Budget FY2024	Increase/ (Decrease)	Amended Budget FY2024	Actuals 9/30/24
<b>Revenues:</b>				
Transfer In - Capital Reserve Fund (CY)	\$ 441,234	\$ -	\$ 441,234	\$ 441,234
Interest Earnings	\$ -	\$ -	\$ -	\$ 13,570
Beginning Fund Balance	\$ -	\$ -	\$ -	\$ -
<b>Total Revenues</b>	<b>\$ 441,234</b>	<b>\$ -</b>	<b>\$ 441,234</b>	<b>\$ 454,804</b>
<b>Expenditures:</b>				
Bank Fee	\$ -	\$ 413	\$ 413	\$ 413
Capital Outlay	\$ 87,400	\$ 202,187	\$ 289,587	\$ 289,587
<b>Total Expenditures</b>	<b>\$ 87,400</b>	<b>\$ 202,600</b>	<b>\$ 290,000</b>	<b>\$ 290,000</b>
<b>Excess Revenue (Expenditures)</b>	<b>\$ 353,834</b>	<b>\$ (202,600)</b>	<b>\$ 151,233</b>	<b>\$ 164,803</b>

# SECTION VI

# SECTION A

For <sup>93</sup>Pool.



The Shoppes at Price Crossing  
1201 W PRICE BLVD  
NORTH PORT, FL 34288-1821  
941-564-8069

Store: 1353 Register: 1  
Date: 10/12/24 Time: 3:59 PM  
Ticket: 14979  
Salesperson: 71734 (Alexander O)

Item	Qty	Price	Amount
DELUXE LEAF SKIMMER 82628	1	39.99	39.99
		Subtotal	39.99
		Tax	2.80
		<b>Total\$</b>	<b>42.79</b>

Visa Purchase 42.79  
Oct 12 2024 03:59 pm Trans# 14979

TRANSACTION RECORD

Card Number : \*\*\*\*\*6936  
Card Type : VISA  
Card Entry : TAP CHIP  
Trans Type : PURCHASE  
Amount : \$42.79

Auth # : 01417D  
Sequence # : 000003  
Reference # : 00000003  
Term ID : 101  
Date : 24/10/12  
Time : 15:59:21

APPROVED

Application Label: VISA CREDIT  
AID: A0000000031010  
TVR: 0000000000  
TC : D6DF60CDE16E159B  
TSI: 0000

\*\*\* CUSTOMER COPY \*\*\*

Change 0.00

LESLIE'S POOL PERKS

Earn 5% in Pool Perks rewards  
Earn 1 point for every \$1 spent  
Get \$1 pool perk for every 20 points

Free to join. Get all the Perks!

# SECTION B

**RESOLUTION 2025-01**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LAKESIDE PLANTATION COMMUNITY DEVELOPMENT DISTRICT TO DESIGNATE DATE, TIME AND PLACE OF PUBLIC HEARING AND AUTHORIZATION TO PUBLISH NOTICE OF SUCH HEARING FOR THE PURPOSE OF ADOPTING AMENDED AMENITY FACILITIES POLICIES; RATIFYING THE ACTIONS OF DISTRICT STAFF IN RESETTING THE DATE OF PUBLIC HEARING; AND PROVIDING AN EFFECTIVE DATE**

**WHEREAS**, the Lakeside Plantation Community Development District (the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within the City of North Port, Florida; and

**WHEREAS**, the Board of Supervisors of the District (the “Board”) is authorized by Section 190.011(5), *Florida Statutes*, to adopt rules and orders pursuant to Chapter 120, *Florida Statutes*; and

**WHEREAS**, the District previously adopted its *Amenity Facilities Policies*, as last revised and adopted November 27, 2023 (“Policies”); and

**WHEREAS**, the District now desires to amend the *Amenity Facilities Policies* to provide for updates to the Policies that address the establishment and/or amendment of certain Amenity Facility related rates, deposits, and/or fees, as described below (“Amended Amenity Facilities Policies”):

Rate Category	Proposed Rate
Standard Rental of Great Room ( <i>maximum of 6 hours</i> )	Patron Rate: \$500 - \$750 Non-Resident Rate: \$750 – \$1,000
Kitchen Use Fee ( <i>additional fee charged to renters of the Amenity Facilities for events that need to use the Kitchen</i> )	Patron Rate: \$150 Non-Resident Rate: \$150 - \$250
Set Up / Take Down Fee ( <i>upon management approval and staff availability</i> )	Patron Rate: \$150 Non-Resident Rate: \$150 - \$250

**WHEREAS**, the District previously set the Public Hearing to consider the adoption of the Amended Amenity Facilities Policies for October 23, 2024 at 6:00 p.m. at the Lakeside Plantation Clubhouse, 2200 Plantation Boulevard, North Port, Florida 34289.

**WHEREAS**, the Board desires to ratify the actions of District Staff in resetting the date of the Public Hearing to consider the adoption of the Amended Amenity Facilities Policies and causing notice of the Public Hearing to be published in accordance with Section 120.54, *Florida Statutes*.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF**

**THE LAKESIDE PLANTATION COMMUNITY DEVELOPMENT DISTRICT:**

**SECTION 1.** A Public Hearing will be held to adopt Amended Amenity Facilities Policies on November 20, 2024, at 6:00 p.m. at the Lakeside Plantation Clubhouse, 2200 Plantation Boulevard, North Port, Florida 34289

**SECTION 2.** The Board hereby ratifies the actions of District Staff in resetting the Public Hearing on the adoption of the Amended Amenity Facilities Policies and causing notice of the Public Hearing to be published in accordance with Section 120.54, *Florida Statutes*.

**SECTION 3.** This Resolution shall become effective immediately upon its adoption.

**PASSED AND ADOPTED** this 23rd day of October 2024.

ATTEST:

**LAKESIDE PLANTATION  
COMMUNITY DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chairperson, Board of Supervisors

# SECTION C

October 1, 2024

**Via Overnight Delivery**

Christina Powell  
1731 Scarlett Avenue  
North Port, Florida 34289

***Re: Lakeside Plantation Community Development District  
Second Demand - Property Damage***

Dear Ms. Powell:

I serve as District Counsel for the Lakeside Plantation Community Development District (“**District**”). The District owns various properties within the Lakeside Plantation community, including the common areas and amenity facilities.

On or about April 23, 2024, the District’s Amenity Manager transmitted a letter to you, a copy of which is enclosed herein, regarding damage to a pool chair lift (“**Damage**”) located at the District’s amenity facility and requesting reimbursement for a portion of the cost of repair (“**Cost**”) within thirty (30) days of receipt of the letter. As indicated in the prior letter, the Damage was caused by several minors, including a child residing in your household. The Cost to repair the Damage was divided among the families of the various minors involved, resulting in your share of the Cost totaling \$318.03.

As of this date, reimbursement has been received by all of the families, except for yours. Pursuant to the District’s *Amenity Facilities Policies*, last revised and adopted November 27, 2023 (“**Policies**”) (a copy of which can be viewed on the District’s website at [www.lakesideplantationcdd.com](http://www.lakesideplantationcdd.com)), specifically the sections entitled “Loss or Destruction of Property or Instances of Personal Injury”<sup>1</sup> and “General Lakeside Plantation Amenity Facility Usage Policy,”<sup>2</sup> Patrons (as defined therein) are responsible for any damage caused by a Patron’s

<sup>1</sup> See specifically item #2, “**Patrons shall be liable for any property damage and/or personal injury at the Amenity Facilities**, or at any activity or function operated, organized, arranged or sponsored by the District or its contractors, **which is caused by the Patron or the Patron’s Guest or family member(s)**. The District reserves the right to pursue any and all legal and equitable measures necessary to remedy any losses it suffers due to property damage or personal injury caused by a Patron or the Patron’s Guest or family member(s).” (*emphasis added*)

<sup>2</sup> See specifically, “All persons using the Amenity Facilities are expected to conduct themselves in a responsible, courteous and safe manner, in compliance with all policies and rules of the District governing the Amenity Facilities. Violation of the District’s Policies and/or misuse or destruction of Amenity Facility equipment may result in the suspension or termination of District Amenity Facility privileges with respect to the offending Patron or their Guest in accordance with District Policies. District Equipment: **Any Patron utilizing District equipment is responsible**

# KUTAKROCK

October 1, 2024

Page 2

family member to the equipment at the Amenity Facilities, including the cost of repair or replacement of the damaged equipment.

Please let this letter serve as the District's ***second demand*** that, within two (2) weeks of the date of this letter, you reimburse the District for the Costs to repair the Damage in the total amount of \$318.03. Checks should be made payable to the Lakeside Plantation CDD. Such reimbursement can be sent to the District Manager's Office at: Governmental Management Services – Tampa, LLC, 4530 Eagle Falls Place, Tampa, Florida 33619, ATTN: Jordan Lansford.

Should you fail to timely comply with the request set forth herein, this matter will be included on the agenda for the District's next Board of Supervisor's meeting (currently scheduled for October 16, 2024), at which time the Board may have no choice but to take the appropriate legal action to protect the District's rights, including but not limited to suspension of Amenity Facility privileges until such time as payment for the damage is received in full and/or pursuant of any legal claims. Moreover, nothing in this letter shall be construed as a waiver of any rights the District may have against you with respect to this matter.

Should you have any questions, please call me to discuss at (850) 692-7300. The District appreciates your cooperation in this matter.

Sincerely,



Sarah R. Sandy  
District Counsel

cc: Patrick Lavoy, Chairperson  
Harold Myers, Amenity Manager  
Jordan Lansford, District Manager

---

**for said equipment. Should the equipment be returned to the District with damaged, missing pieces or in worse condition than when it was when usage began, that Patron will be responsible to the District for any cost associated with repair or replacement of the equipment.** *(emphasis added)*

# SECTION D

**Lakeside Plantation  
Community Development District**

**ANNUAL FINANCIAL REPORT**

**September 30, 2023**

**Lakeside Plantation Community Development District**

**ANNUAL FINANCIAL REPORT**

**September 30, 2023**

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# Berger, Toombs, Elam, Gaines & Frank

Certified Public Accountants PL

600 Citrus Avenue  
Suite 200  
Fort Pierce, Florida 34950

772/461-6120 // 461-1155  
FAX: 772/468-9278

## REPORT OF INDEPENDENT AUDITORS

To the Board of Supervisors  
Lakeside Plantation Community Development District  
City of North Port, Florida

### Report on Audit of the Financial Statements

#### *Opinion*

We have audited the financial statements of the governmental activities and each major fund of Lakeside Plantation Community Development District (the "District"), as of and for the year ended September 30, 2023, and the related notes to financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the accompanying financial statements present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of Lakeside Plantation Community Development District as of September 30, 2023, and the respective changes in financial position and the budgetary comparison for the General Fund for the year then ended in accordance with accounting principles generally accepted in the United States of America.

#### *Basis for Opinion*

We conducted our audits in accordance with auditing standards generally accepted in the United States of America (GAAS), and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audits. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

#### *Responsibilities of Management for the Financial Statements*

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Fort Pierce / Stuart

To the Board of Supervisors  
Lakeside Plantation Community Development District

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for one year beyond the financial statement date, including currently known information that may raise substantial doubt thereafter.

### ***Auditor's Responsibility for the Audit of the Financial Statements***

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore, is not a guarantee that an audit conducted in accordance with GAAS and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS and *Government Auditing Standards*, we:

- Exercise professional judgement and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgement, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control related matters that we identified during the audit.



To the Board of Supervisors  
Lakeside Plantation Community Development District

### ***Required Supplementary Information***

Accounting principles generally accepted in the United States of America require that Management's Discussion and Analysis be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the *Governmental Accounting Standards Board* who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

### **Other Reporting Required by Government Auditing Standards**

In accordance with *Government Auditing Standards*, we have also issued a report dated October 17, 2024 on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations and contracts.

The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering Lakeside Plantation Community Development District's internal control over financial reporting and compliance.

A handwritten signature in black ink that reads "Berger Toombs Elam Gaines + Frank".

Berger, Toombs, Elam, Gaines & Frank  
Certified Public Accountants PL  
Fort Pierce, Florida

October 17, 2024

Management's discussion and analysis of Lakeside Plantation Community Development District (the "District") financial performance provides an objective and easily readable analysis of the District's financial activities. The analysis provides summary financial information for the District and should be read in conjunction with the District's financial statements.

## OVERVIEW OF THE FINANCIAL STATEMENTS

The District's basic financial statements comprise three components; 1) *Government-wide financial statements*, 2) *Fund financial statements*, and 3) *Notes to financial statements*. The *Government-wide financial statements* present an overall picture of the District's financial position and results of operations. The *Fund financial statements* present financial information for the District's major funds. The *Notes to financial statements* provide additional information concerning the District's finances.

The *Government-wide financial statements* are the **statement of net position** and the **statement of activities**. These statements use accounting methods similar to those used by private-sector companies. Emphasis is placed on the net position of governmental activities and the change in net position. Governmental activities are primarily supported by special assessments.

The **statement of net position** presents information on all assets and liabilities of the District, with the difference between assets and liabilities reported as net position. Assets, liabilities, and net position are reported for all Governmental activities.

The **statement of activities** presents information on all revenues and expenses of the District and the change in net position. Expenses are reported by major function and program revenues relating to those functions are reported, providing the net cost of all functions provided by the District. To assist in understanding the District's operations, expenses have been reported as governmental activities. Governmental activities financed by the District include general government, physical environment, culture/recreation and debt service.

*Fund financial statements* present financial information for governmental funds. These statements provide financial information for the major funds of the District. Governmental fund financial statements provide information on the current assets and liabilities of the funds, changes in current financial resources (revenues and expenditures), and current available resources.

## OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

*Fund financial statements* include a **balance sheet** and a **statement of revenues, expenditures and changes in fund balances** for all governmental funds. A **statement of revenues, expenditures, and changes in fund balances – budget and actual** is provided for the District's General Fund. *Fund financial statements* provide more detailed information about the District's activities. Individual funds are established by the District to track revenues that are restricted to certain uses or to comply with legal requirements.

The *government-wide financial statements* and the *fund financial statements* provide different pictures of the District. The *government-wide financial statements* provide an overall picture of the District's financial standing. These statements are comparable to private-sector companies and give a good understanding of the District's overall financial health and how the District paid for the various activities, or functions, provided by the District. All assets of the District, including capital assets, are reported in the **statement of net position**. All liabilities, including principal outstanding on bonds are included. In the **statement of activities**, transactions between the different functions of the District have been eliminated in order to avoid "doubling up" the revenues and expenses. The *fund financial statements* provide a picture of the major funds of the District. In the case of governmental activities, outlays for long lived assets are reported as expenditures and long-term liabilities, such as general obligation bonds, are not included in the fund financial statements. To provide a link from the *fund financial statements* to the *government-wide financial statements*, reconciliation is provided from the *fund financial statements* to the *government-wide financial statements*.

*Notes to financial statements* provide additional detail concerning the financial activities and financial balances of the District. Additional information about the accounting practices of the District, investments of the District, capital assets and long-term debt are some of the items included in the *notes to financial statements*.

### **Financial Highlights**

The following are the highlights of financial activity for the year ended September 30, 2023.

- ◆ The District's total assets exceeded total liabilities by \$3,264,765 (net position). Net investment in capital assets was \$2,525,542, restricted net position was \$18,235 and unrestricted net position was \$720,988.
- ◆ Governmental activities revenues totaled \$1,294,619 while governmental activities expenses totaled \$1,073,017.

## OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

### Financial Analysis of the District

The following schedule provides a summary of the assets, liabilities and net position of the District and is presented by category for comparison purposes.

#### Net Position

	<b>Governmental Activities</b>	
	<b>2023</b>	<b>2022</b>
Current assets	\$ 749,197	\$ 656,400
Restricted assets	118,170	93,371
Capital assets	<u>3,550,691</u>	<u>3,581,795</u> *
Total Assets	<u>4,418,058</u>	<u>4,331,566</u>
Current liabilities	153,293	183,403
Non-current liabilities	<u>1,000,000</u>	<u>1,105,000</u>
Total Liabilities	<u>1,153,293</u>	<u>1,288,403</u>
Net position - net investment in capital assets	2,525,542	2,453,600 *
Net position - restricted	18,235	13,722
Net position - unrestricted	<u>720,988</u>	<u>575,841</u>
Total Net Position	<u>\$ 3,264,765</u>	<u>\$ 3,043,163</u> *

\*Restated

The increase in current assets is related to the increase in cash in the General Fund in the current year.

The increase in restricted assets is related to the decrease in due from other funds in the Debt Service Fund in the current year.

The decrease in non-current liabilities is related to the principal payment made on long-term debt in the current year.

The increase in net position is related to revenues exceeding expenses in the current year.

**OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)****Financial Analysis of the District (Continued)**

The following schedule provides a summary of the changes in net position of the District and is presented by category for comparison purposes.

**Change in Net Position**

	<b>Governmental Activities</b>	
	<b>2023</b>	<b>2022</b>
Revenues		
Charges for services	\$ 1,130,219	\$ 1,000,603
Miscellaneous revenues	145,569	878
Investment earnings	18,831	3,401
Total Revenues	<u>1,294,619</u>	<u>1,004,882</u>
Expenses		
General government	136,951	143,479
Physical environment	663,441	425,441
Culture/recreation	191,773	191,969 *
Interest and other charges	80,852	87,599
Total Expenses	<u>1,073,017</u>	<u>848,488</u>
Change in Net Position	221,602	156,394
Net Position - Beginning of Year	<u>3,043,163 *</u>	<u>2,886,769 *</u>
Net Position - End of Year	<u>\$ 3,264,765</u>	<u>\$ 3,043,163 *</u>

\*Restated

The increase in charges for services is related to the increase in special assessments in the current year.

The increase in miscellaneous revenues is related to insurance proceeds received in the current year.

The increase in physical environment in the current year is related to the increase in hurricane repair expenses in the current year.

## OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

### Capital Assets Activity

The following schedule provides a summary of the District's capital assets as of September 30, 2023 and 2022.

<u>Description</u>	<u>Governmental Activities</u>	
	<u>2023</u>	<u>2022</u>
Land and improvements	\$ 3,266,092	\$ 3,266,092
Buildings	1,384,314	1,384,314
Infrastructure	2,309,880	2,309,880
Improvements other than buildings	1,350,160	1,341,700
Equipment	206,868	206,868
Less: accumulated depreciation	<u>(4,966,623)</u>	<u>(4,927,059) *</u>
Total Capital Assets (Net)	<u>\$ 3,550,691</u>	<u>\$ 3,581,795 *</u>

\*Restated

Capital asset activity consisted of depreciation of \$39,564 and additions to improvements other than buildings of \$8,460.

### General Fund Budgetary Highlights

Actual expenditures exceeded budgeted expenditures primarily due to higher hurricane repair expenditures than were anticipated.

The September 30, 2023 budget was amended for increased hurricane and landscape maintenance and personnel expenditures that were more than originally anticipated.

### Debt Management

Governmental Activities debt includes the following:

- In October 1999, the District issued \$3,360,000 Series 1999A Capital Improvement Revenue Bonds. The Bonds were issued to provide funds to pay all or a portion of the costs of the planning, financing, acquisition, construction, installation, and equipping the Series 1999 Project. The balance outstanding at September 30, 2023 was \$1,105,000.

## **OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)**

### **Economic Factors and Next Year's Budget**

The District does not expect any economic factors to have a significant effect on the financial position or results of operations of the District in fiscal year 2024.

### **Request for Information**

The financial report is designed to provide a general overview of Lakeside Plantation Community Development District's finances for all those with an interest. Questions concerning any of the information provided in this report or requests for additional information should be addressed to the Lakeside Plantation Community Development District, Governmental Management Services - Central Florida, 219 East Livingston Street, Orlando, Florida, 32801.

**Lakeside Plantation Community Development District**  
**STATEMENT OF NET POSITION**  
**September 30, 2023**

	<b>Governmental Activities</b>
<b>ASSETS</b>	
Current Assets	
Cash	\$ 474,141
Investments	239,362
Accounts receivable	2,137
Prepaid expenses	1,790
Deposits	31,767
Total Current Assets	749,197
Non-Current Assets	
Restricted Assets	
Investments	118,170
Capital Assets, Not Being Depreciated	
Land and improvements	3,266,092
Capital Assets, Being Depreciated	
Buildings	1,384,314
Improvements other than buildings	1,350,160
Infrastructure	2,309,880
Equipment	206,868
Accumulated depreciation	(4,966,623)
Total Non-Current Assets	3,668,861
Total Assets	4,418,058
 <b>LIABILITIES</b>	
Current Liabilities	
Accounts payable	16,294
Bonds payable	105,000
Accrued interest	31,999
Total Current Liabilities	153,293
Non-Current Liabilities	
Bonds payable	1,000,000
Total Liabilities	1,153,293
 <b>NET POSITION</b>	
Net investment in capital assets	2,525,542
Restricted for debt service	18,235
Unrestricted	720,988
Total Net Position	\$ 3,264,765

*See accompanying notes to financial statements.*

**Lakeside Plantation Community Development District**  
**STATEMENT OF ACTIVITIES**  
**For the Year Ended September 30, 2023**

<b>Functions/Programs</b>	<b>Expenses</b>	<b>Program Revenues Charges for Sevices</b>	<b>Net (Expense) Revenues and Changes in Net Position Governmental Activities</b>
Governmental Activities			
General government	\$ (136,951)	\$ 107,502	\$ (29,449)
Physical environment	(663,441)	723,870	60,429
Culture/recreation	(191,773)	115,802	(75,971)
Interest and other charges	(80,852)	183,045	102,193
Total Governmental Activities	\$ (1,073,017)	\$ 1,130,219	57,202
	General Revenues		
	Miscellaneous revenues		145,569
	Investment income		18,831
	Total General Revenues		164,400
	Change in Net Position		221,602
	Net Position - October 1, 2022		3,043,163 *
	Net Position - September 30, 2023		\$ 3,264,765

\*Restated

See accompanying notes to financial statements.

**Lakeside Plantation Community Development District**  
**BALANCE SHEET –**  
**GOVERNMENTAL FUNDS**  
**September 30, 2023**

	General	Debt Service	Capital Projects	Total Governmental Funds
<b>ASSETS</b>				
Cash	\$ 304,509	\$ -	\$ 169,632	\$ 474,141
Investments	537	-	238,825	239,362
Accounts receivable	2,137	-	-	2,137
Due from other funds	-	11,915	-	11,915
Prepaid expenses	1,790	-	-	1,790
Deposits	14,736	-	17,031	31,767
Restricted assets				
Investments	-	118,170	-	118,170
Total Assets	<u>\$ 323,709</u>	<u>\$ 130,085</u>	<u>\$ 425,488</u>	<u>\$ 879,282</u>
<b>LIABILITIES AND FUND BALANCES</b>				
<b>LIABILITIES</b>				
Accounts payable	\$ 16,294	\$ -	\$ -	\$ 16,294
Due to other funds	11,915	-	-	11,915
Total Liabilities	<u>28,209</u>	<u>-</u>	<u>-</u>	<u>28,209</u>
<b>FUND BALANCES</b>				
Nonspendable-prepaid expenses/deposits	16,526	-	17,031	33,557
Restricted for debt service	-	130,085	-	130,085
Assigned for capital projects	-	-	408,457	408,457
Unassigned	278,974	-	-	278,974
Total Fund Balances	<u>295,500</u>	<u>130,085</u>	<u>425,488</u>	<u>851,073</u>
Total Liabilities and Fund Balances	<u>\$ 323,709</u>	<u>\$ 130,085</u>	<u>\$ 425,488</u>	<u>\$ 879,282</u>

*See accompanying notes to financial statements.*

**Lakeside Plantation Community Development District  
RECONCILIATION OF TOTAL GOVERNMENTAL FUND BALANCES  
TO NET POSITION OF GOVERNMENTAL ACTIVITIES  
September 30, 2023**

Total Governmental Fund Balances	\$	851,073
Amounts reported for governmental activities in the Statement of Net Position are different because:		
Capital assets, land and improvements, \$3,266,092, buildings, \$1,384,314, infrastructure, \$2,309,880, equipment, \$206,868, improvements other than buildings, \$1,350,160, and accumulated depreciation, \$(4,966,623), used in governmental activities are not current financial resources and are not reported at the governmental fund level.		3,550,691
Long-term liabilities, including bonds payable, are not due and payable in the current period and therefore, are not reported at the fund level.		(1,105,000)
Accrued interest expense for long-term debt is not a current financial use and therefore, is not reported at the governmental fund level.		<u>(31,999)</u>
Net Position of Governmental Activities	\$	<u><u>3,264,765</u></u>

*See accompanying notes to financial statements.*

**Lakeside Plantation Community Development District**  
**STATEMENT OF REVENUES, EXPENDITURES AND CHANGES**  
**IN FUND BALANCES – GOVERNMENTAL FUNDS**  
**For the Year Ended September 30, 2023**

	General	Debt Service	Capital Projects	Total Governmental Funds
Revenues				
Special assessments	\$ 926,246	\$ 183,045	\$ -	\$ 1,109,291
Charges for services	20,928	-	-	20,928
Miscellaneous revenues	5,246	-	-	5,246
Investment income	84	5,366	13,381	18,831
Total Revenues	<u>952,504</u>	<u>188,411</u>	<u>13,381</u>	<u>1,154,296</u>
Expenditures				
Current				
General government	136,951	-	-	136,951
Physical environment	922,166	-	-	922,166
Culture/recreation	147,524	-	9,442	156,966
Capital outlay	-	-	8,460	8,460
Debt service				
Principal	-	100,000	-	100,000
Interest	-	83,748	-	83,748
Total Expenditures	<u>1,206,641</u>	<u>183,748</u>	<u>17,902</u>	<u>1,408,291</u>
Excess of revenues over/(under) expenditures	<u>(254,137)</u>	<u>4,663</u>	<u>(4,521)</u>	<u>(253,995)</u>
Other Financing Sources/(Uses)				
Insurance proceeds	<u>403,805</u>	<u>-</u>	<u>-</u>	<u>403,805</u>
Net Change in Fund Balances	149,668	4,663	(4,521)	149,810
Fund Balances - October 1, 2022	<u>145,832</u>	<u>125,422</u>	<u>430,009</u>	<u>701,263</u>
Fund Balances - September 30, 2023	<u>\$ 295,500</u>	<u>\$ 130,085</u>	<u>\$ 425,488</u>	<u>\$ 851,073</u>

See accompanying notes to financial statements.

**Lakeside Plantation Community Development District**  
**RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES**  
**AND CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS**  
**TO THE STATEMENT OF ACTIVITIES**  
**For the Year Ended September 30, 2023**

Net Change in Fund Balances - Total Governmental Funds	\$	149,810
Amounts reported for governmental activities in the Statement of Activities are different because:		
Governmental funds report capital outlays as expenditures. However, in the Statement of Activities, the cost of those assets is allocated over their estimated useful lives as depreciation. This is the amount that depreciation, \$(39,564), exceeded capital outlay, \$8,460, in the current period.		(31,104)
Governmental funds report principal payments as expenditures when paid, whereas these payments are recognized as a decrease in bonds payable at the government-wide level.		100,000
At the fund level interest is recognized when due. At the government-wide level interest is accrued on outstanding debt. This is the current year change in accrual.		2,896
Change in Net Position of Governmental Activities	\$	221,602

*See accompanying notes to financial statements.*

**Lakeside Plantation Community Development District**  
**STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN**  
**FUND BALANCES – BUDGET AND ACTUAL – GENERAL FUND**  
**For the Year Ended September 30, 2023**

	<u>Original Budget</u>	<u>Final Budget</u>	<u>Actual</u>	<u>Variance with Final Budget Positive (Negative)</u>
Revenues				
Special assessments	\$ 899,836	\$ 899,836	\$ 926,246	\$ 26,410
Charges for services	35,000	35,000	20,928	(14,072)
Miscellaneous revenues	1,500	1,500	5,246	3,746
Investment income	50	50	84	34
Total Revenues	<u>936,386</u>	<u>936,386</u>	<u>952,504</u>	<u>16,118</u>
Expenditures				
Current				
General government	118,149	138,387	136,951	1,436
Physical environment	509,697	733,147	922,166	(189,019)
Culture/recreation	131,300	149,021	147,524	1,497
Total Expenditures	<u>759,146</u>	<u>1,020,555</u>	<u>1,206,641</u>	<u>(186,086)</u>
Excess of revenues over/(under)expenditures	177,240	(84,169)	(254,137)	(169,968)
Other Financing Sources/(Uses)				
Insurance proceeds	-	-	403,805	403,805
Transfers out	(177,240)	-	-	-
Total Other Financing Sources/(Uses)	<u>(177,240)</u>	<u>-</u>	<u>403,805</u>	<u>403,805</u>
Net Change in Fund Balances	-	(84,169)	149,668	233,837
Fund Balances - October 1, 2022	<u>-</u>	<u>84,169</u>	<u>145,832</u>	<u>61,663</u>
Fund Balances - September 30, 2023	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 295,500</u>	<u>\$ 295,500</u>

See accompanying notes to financial statements.

## **NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

The financial statements of the District have been prepared in conformity with generally accepted accounting principles (GAAP) as applied to governmental units. The Governmental Accounting Standards Board (GASB) is the accepted standard-setting body for establishing governmental accounting and financial reporting principles. The District's more significant accounting policies are described below.

### **1. Reporting Entity**

The District was established on March 1, 1999, pursuant to the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, as amended (the "Act"), by Ordinance 99-1 of the City of North Port, as a Community Development District. The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of the infrastructure necessary for community development within its jurisdiction. The District is authorized to issue bonds for the purpose, among others, of financing, funding, planning, establishing, acquiring, constructing district roads, landscaping, and other basic infrastructure projects within or outside the boundaries of the Lakeside Plantation Community Development District. The District is governed by a five member Board of Supervisors. The District operates within the criteria established by Chapter 190, Florida Statutes.

As required by GAAP, these financial statements present the Lakeside Plantation Community Development District (the primary government) as a stand-alone government. The reporting entity for the District includes all functions of government in which the District's Board exercises oversight responsibility including, but not limited to, financial interdependency, selection of governing authority, designation of management, significant ability to influence operations and accountability for fiscal matters.

Based upon the application of the above-mentioned criteria as set forth in Governmental Accounting Standards the District has identified no component units.

### **2. Measurement Focus and Basis of Accounting**

The basic financial statements of the District are composed of the following:

- Government-wide financial statements
- Fund financial statements
- Notes to financial statements

**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)****2. Measurement Focus and Basis of Accounting (Continued)****a. Government-wide Financial Statements**

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Government-wide financial statements report all non-fiduciary information about the reporting government as a whole. These statements include all the governmental activities of the primary government. The effect of interfund activity has been removed from these statements.

Governmental activities are supported by special assessments. Program revenues are netted with program expenses in the statement of activities to present the net cost of each program.

Amounts paid to acquire capital assets are capitalized as assets, rather than reported as an expenditure. Proceeds of long-term debt are recorded as liabilities in the government-wide financial statements, rather than as an other financing source.

Amounts paid to reduce long-term indebtedness of the reporting government are reported as a reduction of the related liability, rather than as an expenditure.

**b. Fund Financial Statements**

The underlying accounting system of the District is organized and operated on the basis of separate funds, each of which is considered to be a separate accounting entity. The operations of each fund are accounted for with a separate set of self-balancing accounts that comprise its assets, liabilities, fund equity, revenues and expenditures or expenses, as appropriate. Governmental resources are allocated to and accounted for in individual funds based upon the purposes for which they are to be spent and the means by which spending activities are controlled.

Fund financial statements for the primary government's governmental funds are presented after the government-wide financial statements. These statements display information about major funds individually.

**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)****2. Measurement Focus and Basis of Accounting (Continued)****b. Fund Financial Statements (Continued)****Governmental Funds**

The District reports fund balance according to Governmental Accounting Standards Board Statement 54 – Fund Balance Reporting and Governmental Fund Type Definitions. The Statement requires the fund balance for governmental funds to be reported in classifications that comprise a hierarchy based primarily on the extent to which the government is bound to honor constraints on the specific purposes for which amounts in those funds can be spent.

The District has various policies governing the fund balance classifications.

**Nonspendable Fund Balance** – This classification consists of amounts that cannot be spent because they are either not in spendable form or are legally or contractually required to be maintained intact.

**Restricted Fund Balance** – This classification includes amounts that can be spent only for specific purposes stipulated by constitution, external resource providers, or through enabling legislation.

**Assigned Fund Balance** – This classification consists of the Board of Supervisors' intent to be used for specific purposes, but are neither restricted nor committed. The assigned fund balances can also be assigned by the District's management company.

**Unassigned Fund Balance** – This classification is the residual classification for the government's general fund and includes all spendable amounts not contained in the other classifications. Unassigned fund balance is considered to be utilized first when an expenditure is incurred for purposes for which amounts in any of those unrestricted fund balance classifications could be used.

**Fund Balance Spending Hierarchy** – For all governmental funds except special revenue funds, when restricted, committed, assigned, and unassigned fund balances are combined in a fund, qualified expenditures are paid first from restricted or committed fund balance, as appropriate, then assigned and finally unassigned fund balances.

## NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

### 2. Measurement Focus and Basis of Accounting (Continued)

#### b. Fund Financial Statements (Continued)

##### Governmental Funds (Continued)

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are considered to be available when they are collected within the current period or soon thereafter, to pay liabilities of the current period. For this purpose, the District considers revenues to be available if they are collected within 60 days of the end of the current fiscal period.

Expenditures generally are recorded when a liability is incurred, as under accrual accounting. Interest associated with the current fiscal period is considered to be an accrual item and so has been recognized as revenue of the current fiscal period.

Under the current financial resources measurement focus, only current assets and current liabilities are generally included on the balance sheet. The reported fund balance is considered to be a measure of “available spendable resources”.

Governmental fund operating statements present increases (revenues and other financing sources) and decreases (expenditures and other financing uses) in net current assets. Accordingly, they are said to present a summary of sources and uses of “available spendable resources” during a period.

Because of their spending measurement focus, expenditure recognition for governmental fund types excludes amounts represented by non-current liabilities. Since they do not affect net current assets, such long-term amounts are not recognized as governmental fund type expenditures or fund liabilities.

Amounts expended to acquire capital assets are recorded as expenditures in the year that resources are expended, rather than as fund assets. The proceeds of long-term debt are recorded as an other financing source rather than as a fund liability.

Debt service expenditures are recorded only when payment is due.

### 3. Basis of Presentation

#### a. Governmental Major Funds

General Fund – The General Fund is the District’s primary operating fund. It accounts for all financial resources of the general government, except those required to be accounted for in another fund.

## NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

### 3. Basis of Presentation (Continued)

#### a. Governmental Major Funds (Continued)

Debt Service Fund – The Debt Service Fund accounts for debt service requirements to retire the Series 1999A Special Assessment Bonds, which were used to finance the construction of certain improvements within the District.

Capital Projects Fund – The Capital Projects Fund accounts for acquisition and construction of infrastructure improvements located within the boundaries of the District.

#### b. Non-current Governmental Assets/Liabilities

GASB Statement 34 requires that non-current governmental assets, such as construction in progress, and non-current governmental liabilities, such as general obligation bonds be reported in the governmental activities column in the government-wide Statement of Net Position.

### 4. Assets, Liabilities, and Net Position or Equity

#### a. Cash and Investments

Florida Statutes require state and local governmental units to deposit monies with financial institutions classified as "Qualified Public Depositories," a multiple financial institution pool whereby groups of securities pledged by the various financial institutions provide common collateral from their deposits of public funds. This pool is provided as additional insurance to the federal depository insurance and allows for additional assessments against the member institutions, providing full insurance for public deposits.

The District is authorized to invest in those financial instruments as established by Section 218.415, Florida Statutes. The authorized investments consist of:

1. Direct obligations of the United States Treasury;
2. The Local Government Surplus Funds Trust or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperative Act of 1969;
3. Interest-bearing time deposits or savings accounts in authorized qualified public depositories;

**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**4. Assets, Liabilities, and Net Position or Equity (Continued)**

**a. Cash and Investments (Continued)**

4. Securities and Exchange Commission, registered money market funds with the highest credit quality rating from a nationally recognized rating agency.

Cash and investments include time deposits, certificates of deposit, money market funds, and all highly liquid debt instruments with original maturities of three months or less.

**b. Restricted Net Position**

Certain net position of the District is classified as restricted on the Statement of Net Position because their use is limited either by law through constitutional provisions or enabling legislation; or by restrictions imposed externally by creditors. In a fund with both restricted and unrestricted net position, qualified expenses are considered to be paid first from restricted net position and then from unrestricted net position.

**c. Capital Assets**

Capital assets, which include land and improvements, buildings, improvement other than buildings, infrastructure and equipment, are reported in the governmental activities column.

The District defines capital assets as assets with an initial, individual cost of \$5,000 or more and an estimated useful life in excess of one year. The valuation basis for all assets is historical cost.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend its useful life are not capitalized.

Major outlays for capital assets and improvements are capitalized as projects are constructed.

Depreciation of capital assets is computed and recorded by utilizing the straight-line method. Estimated useful lives of the various classes of depreciable capital assets are as follows:

Buildings	30 years
Infrastructure	25 years
Improvements other than buildings	15 years
Equipment	10 years

**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)****4. Assets, Liabilities, and Net Position or Equity (Continued)****d. Budgets**

Budgets are prepared and adopted after public hearings for the governmental funds, pursuant to Chapter 190, Florida Statutes. The District utilizes the same basis of accounting for budgets as it does for revenues and expenditures in its various funds. The legal level of budgetary control is at the fund level. All budgeted appropriations lapse at year end. Formal budgets are adopted for the general and debt service funds. As a result, deficits in the budget columns of the accompanying financial statements may occur.

**NOTE B – RECONCILIATION OF GOVERNMENT-WIDE AND FUND FINANCIAL STATEMENTS****1. Explanation of Differences Between the Governmental Fund Balance Sheet and the Government-wide Statement of Net Position**

“Total fund balances” of the District’s governmental funds, \$851,073, differs from “net position” of governmental activities, \$3,264,765, reported in the Statement of Net Position. This difference primarily results from the long-term economic focus of the Statement of Net Position versus the current financial resources focus of the governmental fund balance sheet. The effect of the differences is illustrated below:

**Capital related items**

When capital assets (land, buildings and improvements, infrastructure and equipment that are to be used in governmental activities) are purchased or constructed, the cost of those assets is reported as expenditures in governmental funds. However, the Statement of Net Position included those capital assets among the assets of the District as a whole.

Land and improvements	\$ 3,266,092
Buildings	1,384,314
Infrastructure	2,309,880
Improvements other than buildings	1,350,160
Equipment	206,868
Less: accumulated depreciation	<u>(4,966,623)</u>
Total	<u>\$ 3,550,691</u>

**NOTE B – RECONCILIATION OF GOVERNMENT-WIDE AND FUND FINANCIAL STATEMENTS (CONTINUED)**

**1. Explanation of Differences Between the Governmental Fund Balance Sheet and the Government-wide Statement of Net Position (Continued)**

**Long-term debt transactions**

Long-term liabilities applicable to the District's governmental activities are not due and payable in the current period and accordingly are not reported as fund liabilities. All liabilities (both current and long-term) are reported in the Statement of Net Position. Balances at September 30, 2023 were:

Bonds payable	<u>\$ (1,105,000)</u>
---------------	-----------------------

**Accrued interest**

Accrued liabilities in the Statement of Net Position differ from the amount reported in governmental funds due to the accrued interest on bonds.

Accrued interest	<u>\$ (31,999)</u>
------------------	--------------------

**2. Explanation of Differences Between the Governmental Fund Operating Statements and the Statement of Activities**

The "net change in fund balances" for government funds, \$149,810, differs from the "change in net position" for governmental activities, \$221,602, reported in the Statement of Activities. The differences arise primarily from the long-term economic focus of the Statement of Activities versus the current financial resources focus of the governmental funds. The effect of the differences is illustrated as follows.

**NOTE B – RECONCILIATION OF GOVERNMENT-WIDE AND FUND FINANCIAL STATEMENTS (CONTINUED)**

**2. Explanation of Differences Between the Governmental Fund Operating Statements and the Statement of Activities (Continued)**

**Capital related items**

When capital assets that are to be used in governmental activities are purchased or constructed, the resources expended for those assets are reported as expenditures in governmental funds. However, in the Statement of Activities, the costs of those assets is allocated over their estimated useful lives and reported as depreciation. As a result, fund balances decrease by the amount of financial resources expended, whereas net position decrease by the amount of depreciation charged for the year.

Depreciation	\$ (39,564)
Capital outlay	<u>8,460</u>
Total	<u>\$ (31,104)</u>

**Long-term debt transactions**

When long-term debt is issued for governmental activities, the resources obtained are recognized as an other financing source at the fund level. At the government-wide level, however, the new debt increases non-current liabilities. Also, interest is recognized when due at the fund level, but is accrued at the government-wide level.

Principal payments	<u>\$ 100,000</u>
Accrued interest	<u>\$ 2,896</u>

## NOTE C – CASH AND INVESTMENTS

All deposits are held in qualified public depositories and are included on the accompanying balance sheet as cash and investments.

### Custodial Credit Risk – Deposits

Custodial credit risk is the risk that in the event of a bank failure, the District's deposits may not be returned to it. The District does not have a formal deposit policy for custodial credit risk, however, they follow the provisions of Chapter 280, Florida Statutes regarding deposits and investments. As of September 30, 2023, the District's bank balance was \$475,982 and the carrying value was \$474,141. Exposure to custodial credit risk was as follows. The District maintains all deposits in a qualified public depository in accordance with the provisions of Chapter 280, Florida Statutes, which means that all deposits are fully insured by Federal Depositors Insurance or collateralized under Chapter 280, Florida Statutes.

### Investments

As of September 30, 2023, the District had the following investments and maturities:

<u>Investment</u>	<u>Maturity Date</u>	<u>Fair Value</u>
First American Government Obligation Fund	24 days*	\$ 118,170
Florida PRIME	35 days*	239,362
Total		<u>\$ 357,532</u>

\* Weighted Average Maturity

The District categorizes its fair value measurements within the fair value hierarchy recently established by generally accepted accounting principles. The fair value is the price that would be received to sell an asset, or paid to transfer a liability, in an orderly transaction between market participants at the measurement date. The hierarchy is based on the valuation inputs used to measure the fair value of the asset. The District uses a market approach in measuring fair value that uses prices and other relevant information generated by market transactions involving identical or similar assets, liabilities, or groups of assets and liabilities.

Assets or liabilities are classified into one of three levels. Level 1 is the most reliable and is based on quoted price for identical assets, or liabilities, in an active market. Level 2 uses significant other observable inputs when obtaining quoted prices for identical or similar assets, or liabilities, in markets that are not active. Level 3 is the least reliable and uses significant unobservable inputs that use the best information available under the circumstances, which includes the District's own data in measuring unobservable inputs.

Based on the criteria in the preceding paragraph, the investments in First American Government Obligation Fund are Level 1 assets.

## **NOTE C – CASH AND INVESTMENTS (CONTINUED)**

### Investments

The District's investment policy allows management to invest funds in investments permitted under Section 218.415, Florida Statutes. The investment in Florida PRIME is measured at amortized cost. Florida PRIME has established policies and guidelines regarding participant transactions and the authority to limit or restrict withdrawals or impose a penalty for an early withdrawal. As of September 30, 2023, there were no redemption fees, maximum transaction amounts, or any other requirement that would limit daily access to 100 percent of the account value.

### Interest Rate Risk

The District does not have a formal investment policy that limits investment maturities as a means of managing its exposure to fair value losses arising from increasing interest rates

### Credit Risk

The District's investments are limited by state statutory requirements and bond compliance. The District has no investment policy that would further limit its investment choices. As of September 30, 2023, the District's investments in First American Government Obligation Fund and Florida PRIME were rated AAAM by Standard and Poor's.

### Concentration of Credit Risk

The District places no limit on the amount it may invest in any one fund. The investments in the First American Government Obligation Fund represent 33% of the District's investments. The remaining 67% is represented by Florida PRIME.

The types of deposits and investments and their level of risk exposure as of September 30, 2023 were typical of these items during the fiscal year then ended.

## **NOTE D – SPECIAL ASSESSMENT REVENUES**

Special assessment revenues recognized for the 2022-2023 fiscal year were levied in October 2022. All taxes are due and payable on November 1 or as soon as the assessment roll is certified and delivered to the Tax Collector. Per Section 197.162, Florida Statutes, discounts are allowed for early payment at the rate of 4% in November, 3% in December, 2% in January, and 1% in February. Taxes paid in March are without discount.

All unpaid taxes become delinquent as of April 1. Virtually all unpaid taxes are collected via the sale of tax certificates on or prior to, June 1; therefore, there were no material taxes receivable at fiscal year-end.

**NOTE E – CAPITAL ASSETS**

Capital Asset activity for the year ended September 30, 2023 was as follows:

	October 1, 2022 Balance*	Additions	Deletions	September 30, 2023 Balance
<b>Governmental Activities:</b>				
Capital assets, not being depreciated:				
Land and improvements	\$ 3,266,092	\$ -	\$ -	\$ 3,266,092
Capital assets, being depreciated:				
Buildings	1,384,314	-	-	1,384,314
Improvements other than buildings	1,341,700	8,460	-	1,350,160
Infrastructure	2,309,880	-	-	2,309,880
Equipment	206,868	-	-	206,868
Total Capital Assets being depreciated	5,242,762	8,460	-	5,251,222
Less: accumulated depreciation	(4,927,059) *	(39,564)	-	(4,966,623)
Total Capital Assets Depreciated, Net	315,703 *	(31,104)	-	284,599
 Governmental Activities Capital Assets	 \$ 3,581,795 *	 \$ (31,104)	 \$ -	 \$ 3,550,691

\*Restated

Depreciation of \$4,757 was charged to physical environment and \$34,807 was charged to culture/recreation.

**NOTE F – LONG-TERM DEBT**

The following is a summary of activity for long-term debt for the year ended September 30, 2023:

Long-term debt at October 1, 2022	\$ 1,205,000
Principal payments	<u>(100,000)</u>
Long-term debt September 30, 2023	<u>\$ 1,105,000</u>

Long-term debt is comprised of the following:

\$3,360,000 Series 1999A Capital Improvement Revenue Bonds are due in annual principal installments beginning May 2002 and maturing May 2031. Interest is due semi-annually on May 1 and November 1, beginning May 2000, at a fixed interest rate of 6.950%.

\$ 1,105,000

**NOTE F – LONG-TERM DEBT (CONTINUED)**

The annual requirements to amortize the principal and interest of bonded debt outstanding as of September 30, 2023 are as follows:

Year Ending September 30,	Principal	Interest	Total
2024	\$ 105,000	\$ 76,798	\$ 181,798
2025	115,000	69,500	184,500
2026	125,000	61,508	186,508
2027	130,000	52,820	182,820
2028	140,000	43,785	183,785
2029-2031	490,000	69,848	559,848
Totals	<u>\$ 1,105,000</u>	<u>\$ 374,259</u>	<u>\$ 1,479,259</u>

**Significant Bond Provisions**

The Series 1999A Bonds are subject to redemption at the option of the District prior to their maturity. The Series 1999A Bonds are subject to extraordinary mandatory redemption prior to maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Trust Indenture.

The Trust Indenture established certain amounts be maintained in a reserve account. The District was not in compliance with the requirements at September 30, 2023. In addition, the Trust Indenture has certain restrictions and requirements relating to the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service.

**NOTE F – LONG-TERM DEBT (CONTINUED)**Depository Funds

The bond resolution establishes certain funds and determines the order in which revenues are to be deposited into these funds. A description of the significant funds, including their purposes, is as follows:

Reserve Fund

The Series 1999A Reserve Accounts were funded from the proceeds of the Series 1999A Bonds in amounts equal to the maximum annual debt service requirements on all outstanding Series 1999A Bonds. Monies held in the reserve accounts will be used only for the purposes established in the Trust Indenture.

The following is a schedule of required reserve deposits as of September 30, 2023:

	Reserve Balance	Reserve Requirement
Series 1999A Capital Improvement Bonds	<u>\$ 49,851</u>	<u>\$ 182,896</u>

**NOTE G – INTERFUND BALANCES**

Interfund balances at September 30, 2023, consisted of the following:

<u>Receivable Fund</u>	<u>Payable Fund</u>
	General Fund
Debit Service Fund	<u>\$ 11,915</u>

Internal balances relate to special assessments collected by one fund on behalf of another that have not been remitted as of year-end.

**NOTE H – RISK MANAGEMENT**

The District is exposed to various risks of loss related to torts; theft of, damage to and destruction of assets; errors and omissions; and natural disasters for which the government carries commercial insurance. There were no settled claims during the past three years that exceeded the commercial coverage.

**NOTE I – RESTATEMENT OF NET POSITION**

Net position for Governmental Activities was restated to properly reflect accumulated depreciation which was miscalculated in a prior period.

Governmental Activities

Net Position, October 1, 2022, as previously reported	\$ 3,608,781
Accumulated Depreciation	<u>(565,618)</u>
Net Position, October 1, 2022, Restated	<u>\$ 3,043,163</u>



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## **INDEPENDENT AUDITORS' REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS**

To the Board of Supervisors  
Lakeside Plantation Community Development District  
City of North Port, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements, as listed in the table of contents, of Lakeside Plantation Community Development District, as of and for the year ended September 30, 2023, and the related notes to the financial statements, which collectively comprise the basic financial statements and have issued our report thereon dated October 17, 2024.

### **Report on Internal Control Over Financial Reporting**

In planning and performing our audit, we considered Lakeside Plantation Community Development District's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of Lakeside Plantation Community Development District's internal control. Accordingly, we do not express an opinion on the effectiveness of Lakeside Plantation Community Development District's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented or detected and corrected on a timely basis. A significant deficiency is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that have not been identified.

Fort Pierce / Stuart

To the Board of Supervisors  
Lakeside Plantation Community Development District

### **Report on Compliance and Other Matters**

As part of obtaining reasonable assurance about whether Lakeside Plantation Community Development District's financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

### **Purpose of this Report**

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.



Berger, Toombs, Elam, Gaines & Frank  
Certified Public Accountants PL  
Fort Pierce, Florida

October 17, 2024



# Berger, Toombs, Elam, Gaines & Frank

Certified Public Accountants PL

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## MANAGEMENT LETTER

To the Board of Supervisors  
Lakeside Plantation Community Development District  
City of North Port, Florida

### Report on the Financial Statements

We have audited the financial statements of the Lakeside Plantation Community Development District as of and for the year ended September 30, 2023, and have issued our report thereon dated October 17, 2024.

### Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States and Chapter 10.550, Rules of the Florida Auditor General.

### Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with *Government Auditing Standards* and our Independent Auditor's Report on an examination conducted in accordance with *AICPA Professionals Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated October 17, 2024, should be considered in conjunction with this management letter.

### Prior Audit Findings

Section 10.554(1)(i)1., Rules of the Auditor General, requires that we determine whether or not corrective actions have been taken to address findings and recommendations made in the preceding financial audit report. We noted the following findings or recommendations in the preceding audit.

#### Finding 2018-01, 2017-01 & 2016-01

Finding – The reserve balance at year-end was less than the reserve balance required by the Trust Indenture.

Recommendation – The District should take the steps necessary to restore the reserve balance to the required balance.

Management Response – The applicable Trust Indenture does not require the District to assess property owners who have paid their assessments to make up a shortfall caused by a landowner that did not pay their assessments. The Trustee has not required that the reserve account be replenished.

Fort Pierce / Stuart

To the Board of Supervisors  
Lakeside Plantation Community Development District

Current Status – The reserve account balance at September 30, 2023 is less than the balance required by the Trust Indenture.

#### **Finding 2022-01**

Finding: Actual expenditures exceeded the total budget for expenditures.

Recommendation: The District should implement year end procedures to ensure that the budget is not exceeded.

Response: Management will take steps in future years to ensure that a budget over expenditure does not happen.

Current Status: Actual expenditures exceeded the total budgeted expenditures again in the current year.

#### **Financial Condition and Management**

Section 10.554(1)(i)5.a. and 10.556(7), Rules of the Auditor General, require us to apply appropriate procedures and communicate the results of our determination as to whether or not Lakeside Plantation Community Development District has met one or more of the conditions described in Section 218.503(1), Florida Statutes, and to identify the specific conditions met. In connection with our audit, we determined that Lakeside Plantation Community Development District did not meet any of the conditions described in Section 218.503(1), Florida Statutes.

Pursuant to Sections 10.554(1)(i)5.b. and 10.556(8), Rules of the Auditor General, we applied financial condition assessment procedures for Lakeside Plantation Community Development District. It is management's responsibility to monitor the Lakeside Plantation Community Development District's financial condition; our financial condition assessment was based in part on the representations made by management and the review of the financial information provided by the same as of September 30, 2023.

Section 10.554(1)(i)2., Rules of the Auditor General, requires that we communicate any recommendations to improve financial management. In connection with our audit, we did not have any such recommendations.

To the Board of Supervisors  
Lakeside Plantation Community Development District

### Specific Information

The information provided below was provided by management and has not been audited; therefore, we do not express an opinion or provide any assurance on the information.

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)6, Rules of the Auditor General, the Lakeside Plantation Community Development District reported:

- 1) The total number of District employees compensated in the last pay period of the District's fiscal year: 0
- 2) The total number of independent contractors to whom nonemployee compensation was paid in the last month of the District's fiscal year: 23
- 3) All compensation earned by or awarded to employees, whether paid or accrued, regardless of contingency: \$0
- 4) All compensation earned by or awarded to nonemployee independent contractors, whether paid or accrued, regardless of contingency: \$998,222
- 5) Each construction project with a total cost of at least \$65,000 approved by the District that is scheduled to begin on or after October 1, 2022, together with the total expenditures for such project: N/A
- 6) A budget variance based on the budget adopted under Section 189.016(4), Florida Statutes, before the beginning of the fiscal year being reported if the District amends a final adopted budget under Section 189.016(6), Florida Statutes: The budget was amended, see below.

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)8, Rules of the Auditor General, the Lakeside Plantation Community Development District reported:

- 1) The rate or rates of non-ad valorem special assessments imposed by the District: General Fund, \$1,009 - \$12,081 and Debt Service Fund, \$328 - \$3,287.
- 2) The amount of special assessments collected by or on behalf of the District: Total special assessments collected was \$1,130,219.
- 3) The total amount of outstanding bonds issued by the District and the terms of such bonds: Series 1999A, \$1,105,000, maturing May 2031.

To the Board of Supervisors  
 Lakeside Plantation Community Development District

	<b>Original Budget</b>	<b>Actual</b>	<b>Variance with Original Budget Positive (Negative)</b>
<b>Revenues</b>			
Special assessments	\$ 899,836	\$ 926,246	\$ 26,410
Charges for services	35,000	20,928	(14,072)
Investment income	50	84	34
Miscellaneous revenues	1,500	5,246	3,746
Total Revenues	<u>936,386</u>	<u>952,504</u>	<u>16,118</u>
<b>Expenditures</b>			
<b>Current</b>			
General government	118,149	136,951	(18,802)
Physical environment	509,697	922,166	(412,469)
Culture and recreation	131,300	147,524	(16,224)
Total Expenditures	<u>759,146</u>	<u>1,206,641</u>	<u>(447,495)</u>
Revenues over/(under) expenditures	177,240	(254,137)	(431,377)
<b>Other financing sources/(uses)</b>			
Insurance proceeds	-	403,805	403,805
Transfers out	(177,240)	-	177,240
Total Other Financing Sources/(Uses)	<u>(177,240)</u>	<u>403,805</u>	<u>581,045</u>
Net changes in fund balance	-	149,668	149,668
Fund Balances - Beginning of year	-	145,832	145,832
Fund Balances - End of year	<u>\$ -</u>	<u>\$ 295,500</u>	<u>\$ 295,500</u>

To the Board of Supervisors  
Lakeside Plantation Community Development District

**Additional Matters**

Section 10.554(1)(i)3., Rules of the Auditor General, requires us to communicate noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but warrants the attention of those charged with governance. In connection with our audit, we noted no such findings.

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, the Board of Supervisors, and applicable management, and is not intended to be and should not be used by anyone other than these specified parties.



Berger, Toombs, Elam, Gaines & Frank  
Certified Public Accountants PL  
Fort Pierce, Florida

October 17, 2024



# Berger, Toombs, Elam, Gaines & Frank

Certified Public Accountants PL

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## INDEPENDENT ACCOUNTANTS' REPORT/COMPLIANCE WITH SECTION 218.415, FLORIDA STATUTES

To the Board of Supervisors  
Lakeside Plantation Community Development District  
City of North Port, Florida

We have examined Lakeside Plantation Community Development District's compliance with Section 218.415, Florida Statutes during the year ended September 30, 2023. Management is responsible for Lakeside Plantation Community Development District's compliance with those requirements. Our responsibility is to express an opinion on Lakeside Plantation Community Development District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and, accordingly, included examining, on a test basis, evidence about Lakeside Plantation Community Development District's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances. We believe that our examination provides a reasonable basis for our opinion. Our examination does not provide a legal determination on Lakeside Plantation Community Development District's compliance with the specified requirements.

In our opinion, Lakeside Plantation Community Development District complied, in all material respects, with the aforementioned requirements during the year ended September 30, 2023.

*Berger Toombs Elam  
Gaines + Frank*

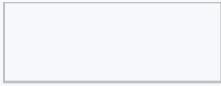
Berger, Toombs, Elam, Gaines & Frank  
Certified Public Accountants PL  
Fort Pierce, Florida

October 17, 2024

# SECTION E

# SECTION 3

# SECTION i



Compose

Inbox

Starred

Snoozed

Sent

**Drafts** 53

More

Labels

- ADT
- Arch Amenities
- attorney
- audio
- Awnings
- Bond
- CDD** 1
- Chairlift
- Clubhouse Candidates
- Contracting
- Court Fencing
- Engineering
- Fitness Room
- flooring
- Fountains**
- GMS
- Landscape



# Lakeside Plantation Entrance Proposal Inbox x Fc



**sales@bestsignmonuments.com**

to me

Good morning Patrick,

Firstly, I am praying for you and your family this morning in front of the storm, ple

Here is your entrance proposal. Please see the attached (4) page PDF with your

**DESIGN 1 - Page 1**

**QTY (2)** 6' 4.7" h x 16' 0" w x 43.5" d Custom stucco Monuments  
 SINGLE sided raised embossed graphics  
 Faux stone columns  
 Installation materials and instructions  
 Wood crates for shipping  
 Insured interstate freight to 34289  
**TOTAL \$48,360.12 Delivered**

**DESIGN 2 - Page 3**

**QTY (2)** 6' 8" h x 16' 0" w x 32" d Custom stucco Monuments  
 SINGLE sided raised embossed graphics  
 Faux stone columns  
 Installation materials and instructions  
 Wood crates for shipping  
 Insured interstate freight to 34289  
**TOTAL \$44,976.68 Delivered**

*\*Optional installation \$4,800.00 (I encourage you to get a quote from your landscaper)*

**\*\*Monument Production time 4-5 weeks. Transit to North Port, FL (5-9) business days. 50% Deposit to begin, balance due with client approval prior to Shipping. Quote can be reached directly on 678-262-8100.**

**Tricia Parker | Sales Manager**

main: (800) 735-7209 x1 | cell: (678) 262-8100

[sales@bestsignmonuments.com](mailto:sales@bestsignmonuments.com)

**MK Construction Group LLC**  
**3762 Tamiami Trail, #A**  
**Port Charlotte, FL 33952**  
**941-225-8602**  
**FL License CRC 1334351**



<b>Job Address:</b> 2200 Plantation Blvd, North Port, FL 34289	<b>Date:</b> 9/4/2024	<b>Client's Info:</b> Lakeside Plantation CDD 941-423-5500
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THIS ESTIMATE IS VALID FOR 30 DAYS ONLY FROM ABOVE REFERENCED DATE

	Scope of Work	Amount	Notes
	General Conditions: Dumpsters, Porta John.	\$1,350.00	
	Masonry	\$4,500.00	
	Demo	\$6,300.00	
	Tiles labor, durock, adhesive	\$28,526.00	
	Tile Allowance	\$7,000.00	
	Painting	\$4,500.00	
	Permit - By Contractor	\$0.00	
	<b>SUB-TOTAL</b>	<b>\$52,176.00</b>	
	<b>TOTAL CONSTRUCTION</b>	<b>\$52,176.00</b>	

**\*\* Allowance \*\***

Please note that the owner has to confirm the allowance amounts to cover their selection. The owner and not the contractor is responsible for the amount of allowance, unless the finishes have been specified and the Contractor is able to come up with the exact amount for the fixtures. If the allowance has to be raised, the owner should ask the General Contractor to reflect it on the quote or the statement.

SCOPE OF WORK	
Stucco	Fix stucco on both fountains
Demo	Remove Tiles from the 2 fountains
Tiles Labor	Install new concrete floor with waterproof barrier Install tiles at two fountains Note: Labor price is based on simple straight design. If a different design (diagonal, herringbone etc) is requested there will be a difference in price.
Tile Allowance	Allowance
Painting Interior	Paint 2 fountains
Permit	MK Construction Group LLC. will apply and pay for the permits

**MK Construction Group LLC**  
**3762 Tamiami Trail, #A**  
**Port Charlotte, FL 33952**  
**941-225-8602**  
**FL License CRC 1334351**



**Job Address:**

2200 Plantation Blvd,  
 North Port, FL 34289

**Date:**

9/4/2024

**Client's Info:**

Lakeside Plantation CDD  
 941-423-5500

THIS ESTIMATE IS VALID FOR 30 DAYS ONLY FROM  
 ABOVE REFERENCED DATE

	Scope of Work	Amount	Notes
	General Conditions: Dumpsters, Porta John.	\$6,723.00	
	Excavation & Concrete	\$0.00	
	Demo - labor only	\$29,862.00	
	Permit - By Contractor	\$0.00	
	<b>TOTAL CONSTRUCTION</b>	<b>\$36,585.00</b>	

SCOPE OF WORK		
Demo		
	Install protective equipment as needed for the work	
	Remove one fountain at a time	
	Deliver and distribute black dirt and sod as needed to cover the area after removal of the fountains	
Permit		
	MK Construction Group LLC. will apply and pay for the permits	

# Warranty

## (7) Year Limited Warranty

Subject to the limitations and exclusions below, Bestsignmonuments.com (BSM) warrants that our products will be free from defects in material and workmanship for a period of (7) seven years from the date of purchase. BSM's sole obligation under this warranty is limited to repairing or replacing (at our discretion) the defective product.

## Provisions

The provisions do not apply to products:

- Used for purposes in which they are not intended or designed for
- Which have been repaired or altered without BSM consent
- Which have been subject to vandalism, abuse, negligence, or accident
- Which have been improperly installed

The provisions in this Limited Warranty are not applicable to anything other than defects in material and/or workmanship.



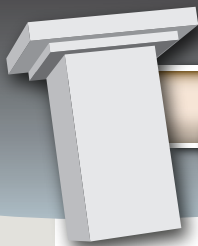
A Division of Multiple Media Network, Inc.

PRODUCT WARRANTY QUESTIONS?

Call (800) 735-7209

[www.bestsignmonuments.com](http://www.bestsignmonuments.com)





Watch Our  
3 Minute YouTube  
Install Video!



## Monument Installation Guidelines

Call Us With ANY Questions!

### STEP 01 Position monument on property.

Tip - take the time to drive by from all directions to maximize visibility!

### STEP 02 Lay monument over and measure between holes.

Tip - leaving the unit in the crate will prevent getting it dirty!

### STEP 03 Dig your holes & remove monument crate.

Aim for 24" minimum depth. We provide you with details.

Tip - if you run into problems, the metal pipes have 'play' above & below grade. And you can cut the metal pipes!

### STEP 04 Place foam 'spacers.'

There are several blocks of scrap foam protecting the sign during transit. Set two in place between the holes as shown.

Tip - you can use different size pieces to compensate for uneven ground!

### STEP 05 Insert metal pipes with adhesive.

The receiving holes are larger diameter than the metal pipes to compensate for any errors. The adhesive will bond and expand to fill the void. Twist the metal pipe, applying adhesive as you insert (like a barber poll stripe).

Tip - DO NOT get this adhesive on your hands or clothing.

### STEP 06 Drop monument in place and add concrete.

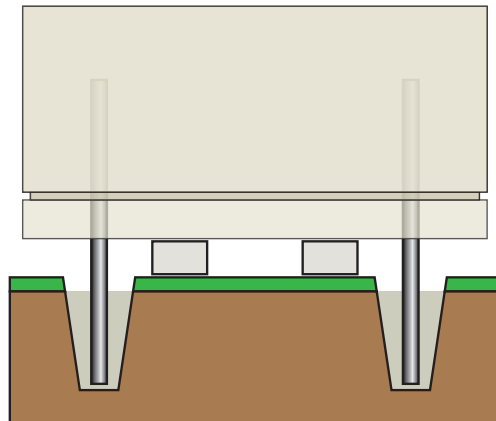
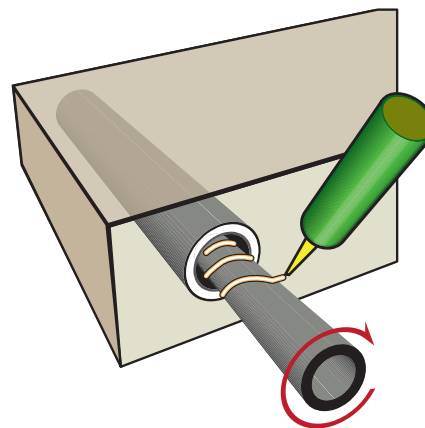
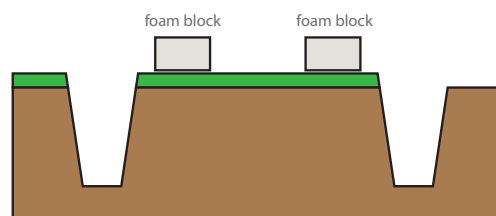
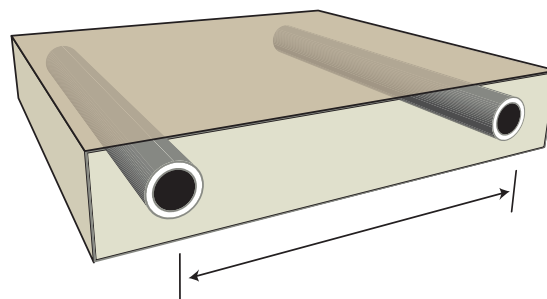
The purpose of the 'spacers' is to allow 'wiggle' everything in place while adhesive is fresh, and room to shovel in Quikrete.

Tip - check ALL angles with a level!

### STEP 07 Remove spacers.

**That's it!** Check all sides with level again & let set overnight.

Tip - consider leaving pieces of the wood crate under the monument as small spacers while it cures overnight. This will make the monument "float" above grade, which will help prevent landscaper damage and increase the visibility from vegetation growth. Building a mound of wood chips or bags of topsoil is an inexpensive way to protect and draw attention to your investment!





PO Box 267  
 Seffner, FL 33583  
 O: 813-757-6500  
 F: 813-757-6501

# Estimate

Submitted To:
Lakeside Plantation CDD c/o GMS -Tampa LLC 4530 Eagle Falls Pl Tampa, FL 33619

Date	8/19/2024
Estimate #	91251
LMP REPRESENTATIVE	
WG	
PO #	
Work Order #	

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DESCRIPTION	QTY	COST	TOTAL
Front entrance monument renovation. Any needed irrigation modifications will be billed separately.			
Liriope 3 GAL	40	18.00	720.00
Agave 30 GAL	2	605.00	1,210.00
Pandanus dwarf 3 GAL	60	49.50	2,970.00
Ixora - Dwarf nana (red) 3 GAL	100	18.00	1,800.00
Annuals - Seasonal - 4.5 POT	200	3.00	600.00
Hibiscus - Seminole (pink) 3 GAL	120	18.00	2,160.00
Fountain Grass - Red 3 GAL	25	18.00	450.00
Bougainvillea STD 30 GAL	12	605.00	7,260.00
Croton 3 GAL	30	18.00	540.00
Soil - Fill (Bulk) CY	30	123.75	3,712.50
Mulch - Cypress CY	17	68.75	1,168.75
Sod - St. Aug/ Floratam SF	1,600	1.50	2,400.00
Soil - Potting (Bulk) CY	8	137.50	1,100.00
Gravel - Crushed Concrete (Bulk) CY	15	123.75	1,856.25
Bed Prep/ Debris/ Disposal	34	55.00	1,870.00

**TERMS AND CONDITIONS:**

<b>TOTAL</b>	<b>\$29,817.50</b>
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LMP reserves the right to withdraw this proposal if not accepted within 21 days of the date listed above. Any alteration or deviation to scope of work involving additional costs must be agreed upon in writing as a separate proposal or change order to this proposal. Periodic invoices may be submitted if job is substantial in nature with final invoice being submitted at completion of project. No finance charge will be imposed if the total of said work is paid in full within 30 days of invoice date. If not paid in full within 30 days, then customer is subject to finance charges on the balance of the work from the invoice date at a rate of 1.5% per month until paid. LMP shall have the right to stop work under this contract until all outstanding amounts including finance charges are paid in full. Payments will be applied to the oldest invoices. If paying by credit card, please add a 3% processing fee of the Invoice Total.

ACCEPTANCE OF PROPOSAL: The above prices, scope of work and terms and conditions are hereby satisfactorily agreed upon. LMP, Inc. has been authorized to perform the work as outlined and payment will be made as outlined above. The above pricing does not include any unforeseen modifications to the said irrigation system that could not be reasonably accounted for prior to job start. All plant material carries a one (1) year warranty provided LMP, Inc. is performing landscape maintenance services to the area installed or enhanced at the time of installation. If not, then there is no warranty on the plant material. LMP cannot warranty against Acts of God, including cold weather events & natural disasters. Also, no warranty will be provided on any material that has been transplanted from another part of the property.

OWNER / AGENT

DATE



AFTER

**Project: Lakeside Plantation HOA**

*Single Side View*

*Qty (2)*

*43.5" depth*

COLOR KEY			
	9301 White		Bright White
	Black		Metallic Gold

Scale 1" = 1'



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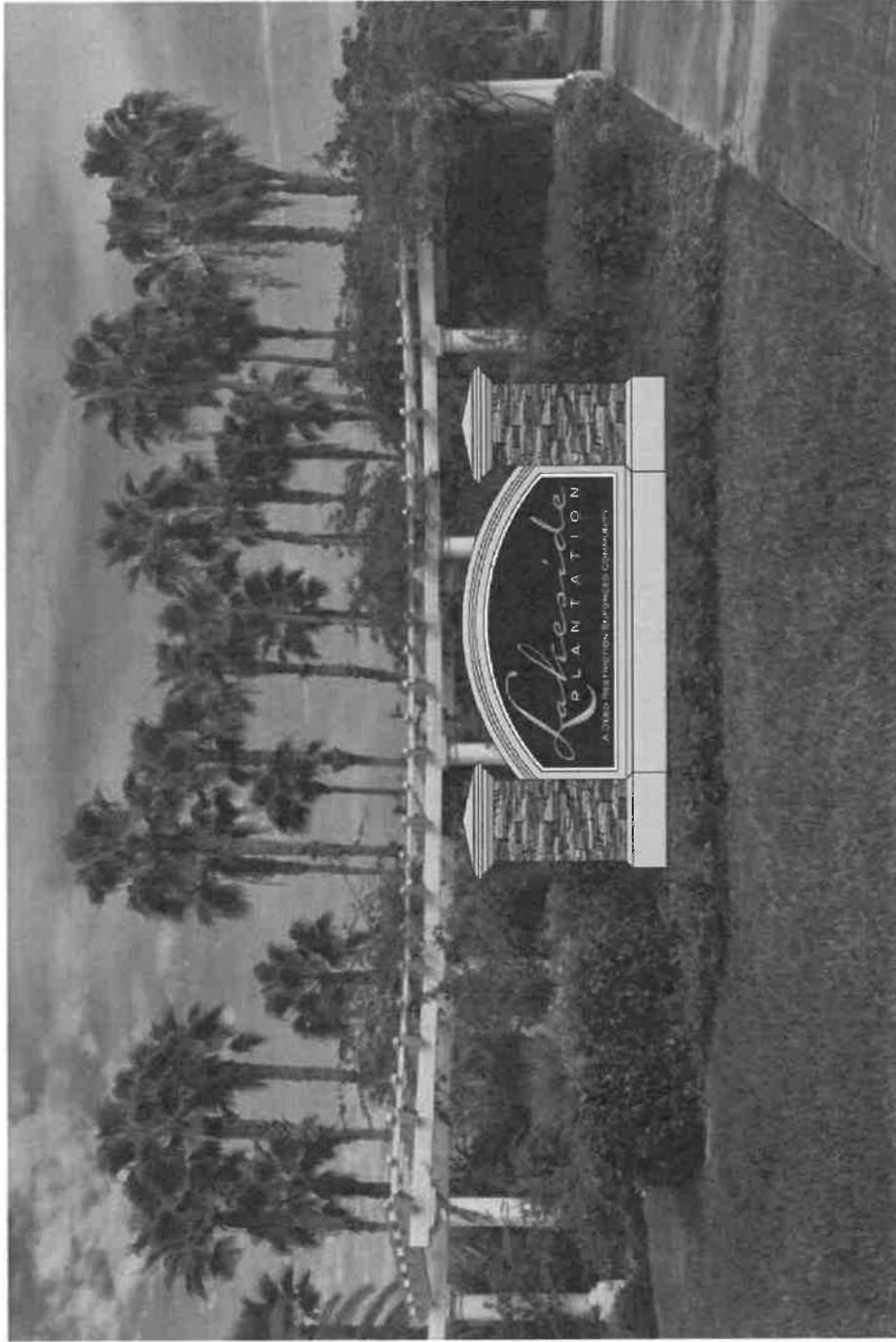
Online: [www.bestsignmonuments.com](http://www.bestsignmonuments.com)

Project Manager & Designer

Tricia Parker  
(678) 262-8100  
[sales@bestsignmonuments.com](mailto:sales@bestsignmonuments.com)

**Project: Lakeside Plantation HOA**  
*Location Mock-up*

FPO - For position only. Not to scale.



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Project Manager & Designer

Tricia Parker  
 (678) 262-8100  
[sales@bestsignmonuments.com](mailto:sales@bestsignmonuments.com)

### Project: Lakeside Plantation HOA

Single Side View

Qty (2)

32" depth

COLOR KEY

	4301 White		Bright White		Black		Metallic Gold
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Scale 1" = 1'



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**Project: Lakeside Plantation HOA**  
*Location Mock-up*

FPO - For position only. Not to scale.



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Project Manager & Designer  
Tijda Parker  
(678) 262-8100  
[sales@bestsignmonuments.com](mailto:sales@bestsignmonuments.com)

# SECTION 4

# SECTION i

## Your estimate is ready!

Total \$9,856.32

Dear Pat Lavoy,

Please find your estimate details here. Feel free to contact us if you have any questions.  
We look forward to working with you.

Have a great day!

Viking Electric

[Review and approve](#)

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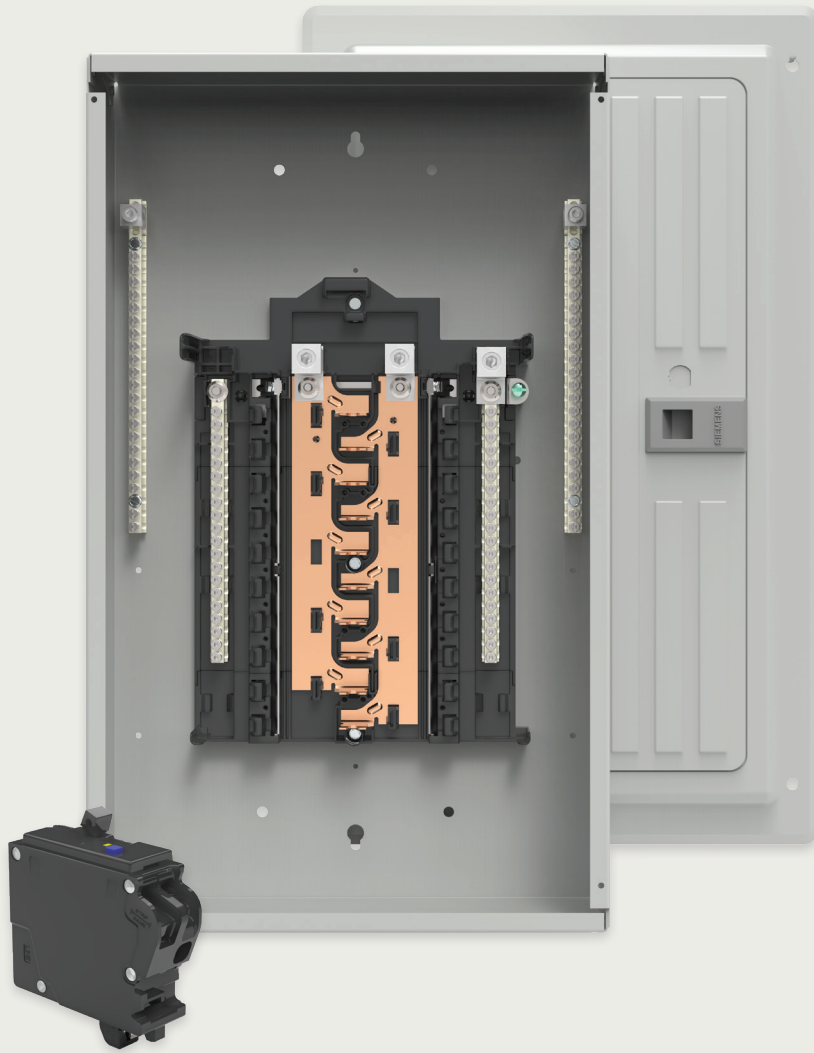
**Viking Electric**

11339 Third Ave

Punta Gorda, FL 33955

[vikingelectricswfl@gmail.com](mailto:vikingelectricswfl@gmail.com)

[+1 \(239\) 300-8318](tel:+12393008318)



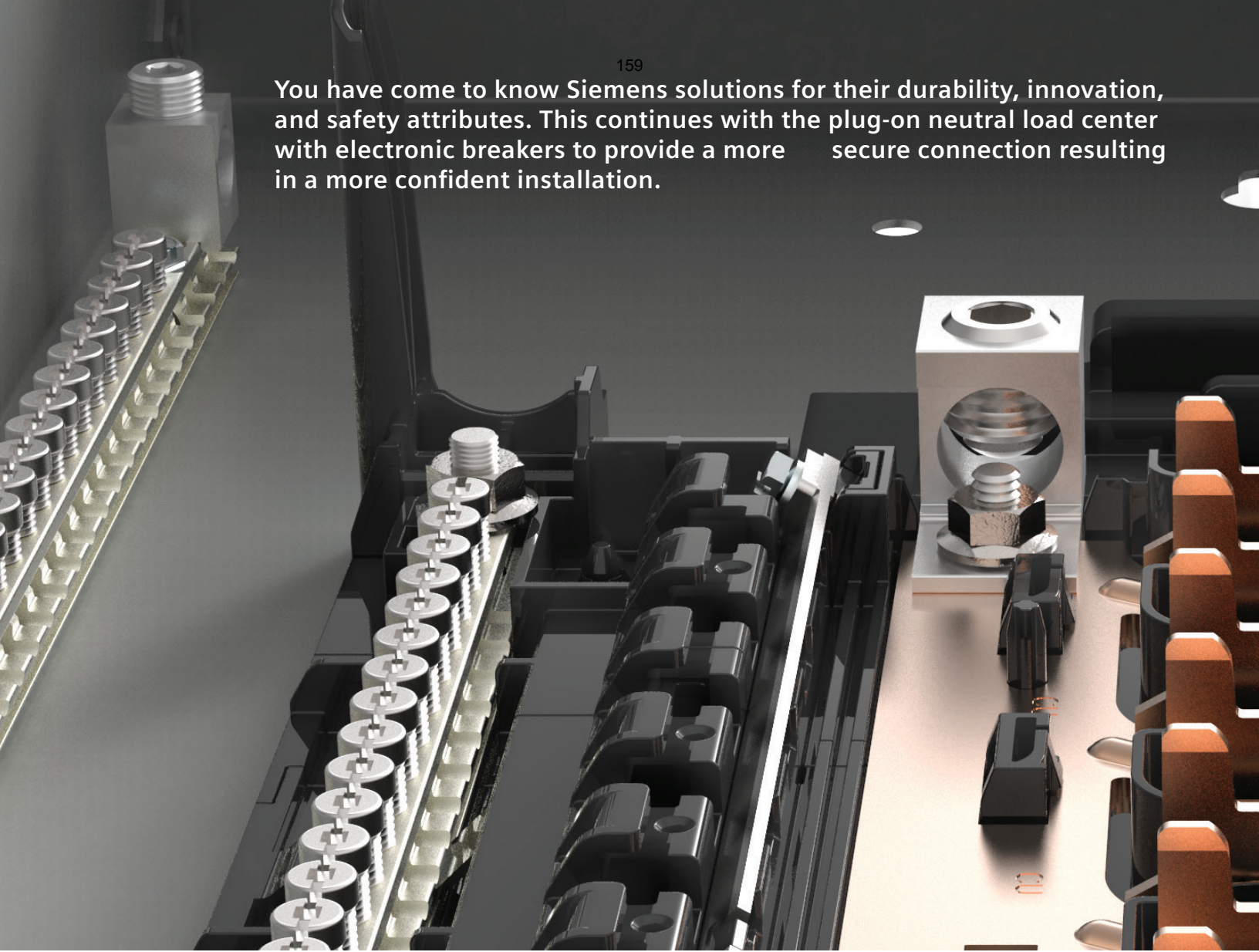
**SIMPLE. SPACIOUS. SECURE.**

# Plug-on Neutral Load Centers and Electronic Breakers

Installs just like any other circuit breaker.  
Now without the pigtail.  
No new wiring practice or installation method required.  
[usa.siemens.com/loadcenters](http://usa.siemens.com/loadcenters)

**SIEMENS**

You have come to know Siemens solutions for their durability, innovation, and safety attributes. This continues with the plug-on neutral load center with electronic breakers to provide a more secure connection resulting in a more confident installation.



## Simple.

- Quicker breaker installation
- Wiring made easier with the neutral lug removed on CAFCI breakers
- Same great features as PL and ES load centers

## Spacious.

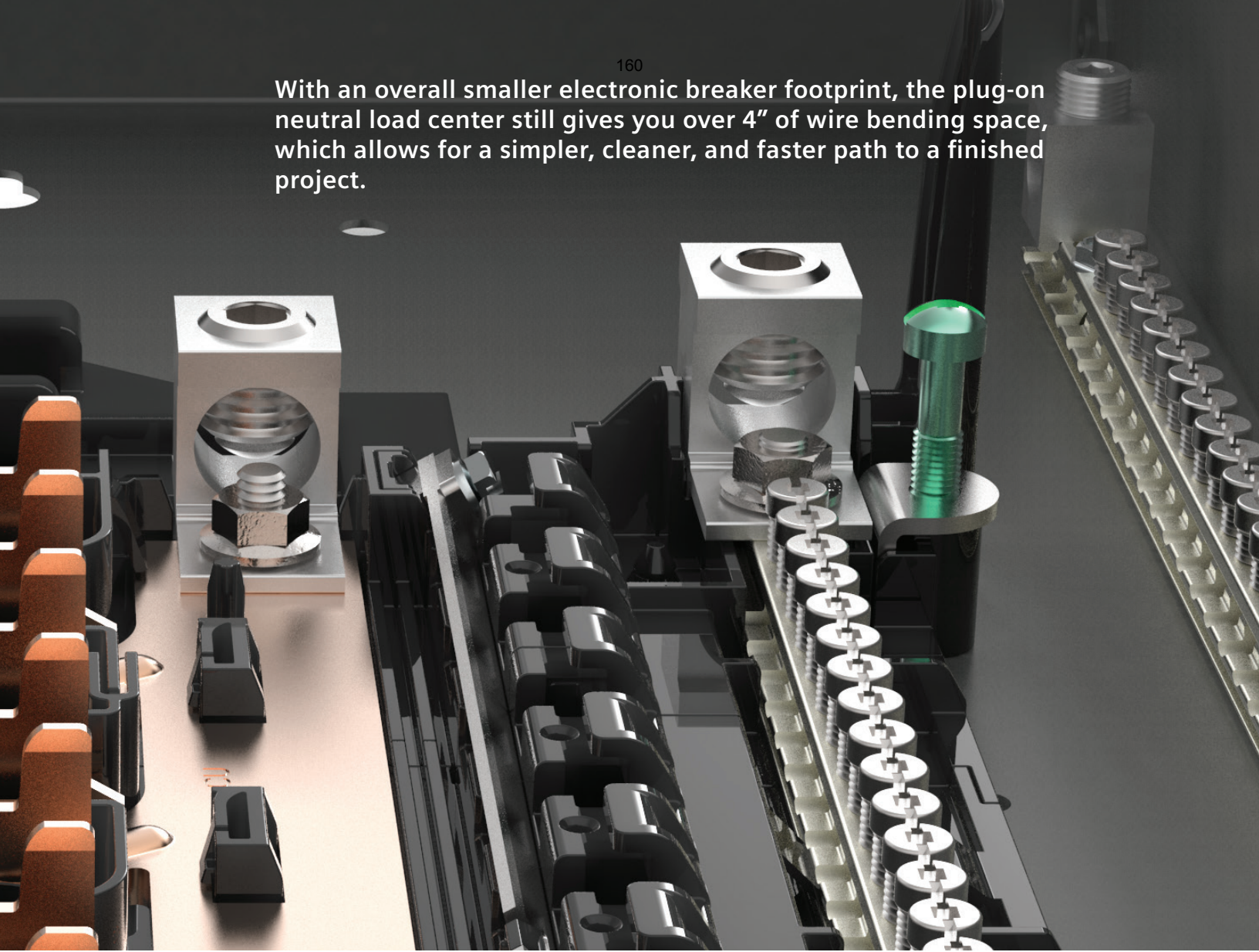
- Small electronic breaker footprint
- Design allows for neutral terminal accessibility
- Over 4 inches of wire bending space

## Secure.

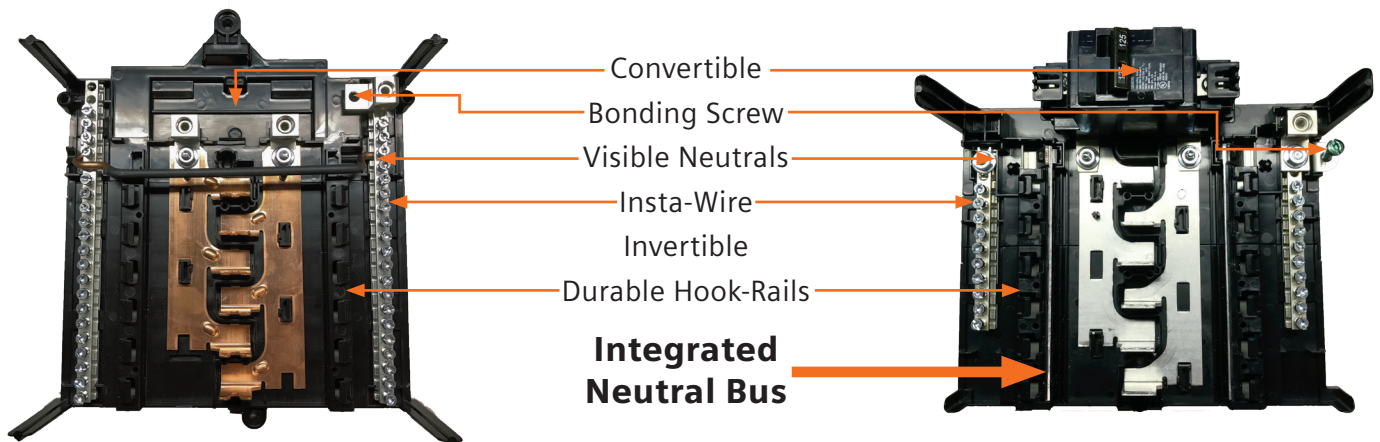
- Same reliable installation method
- Neutral clip is the same as line side
- Durable hook-rail

A Siemens Advantage

With an overall smaller electronic breaker footprint, the plug-on neutral load center still gives you over 4" of wire bending space, which allows for a simpler, cleaner, and faster path to a finished project.



The plug-on neutral load center has the same great features of the PL and ES line, plus an integrated neutral bus. ①



① PN panels are convertible and come with two ground bars. SN panels come with one ground bar.

## Plug-on neutral breaker offering:

- 1 and 2-pole CAFCI
- 1-pole Dual Function (CAFCI/GFCI)
- 1-pole GFCI

### Features:

- Load Lug(s) only on the CAFCI breakers
- LED indicators for troubleshooting
- Insta-Wire connectors

### Technical Data:

- 10,000 AIC
- 120V
- UL Listed
- HACR and SWD rated

Combination Type AFCI	
1-pole	QA115AFCN
	QA120AFCN
2-pole	Q215AFCN
	Q220AFCN
Dual Function	
1-pole	Q115DFN
	Q120DFN
GFCI Class A 5mA	
1-pole	QF115AN
	QF120AN
	QF130AN

The new plug-on neutral load center is compatible with existing surge solutions including the QSA breaker, Boltshield QSPD internally mounted and Boltshield FSPD stand-alone units.



FSPD  
Surge Protection Device



QSPD Circuit Breaker and  
Surge Protection Device

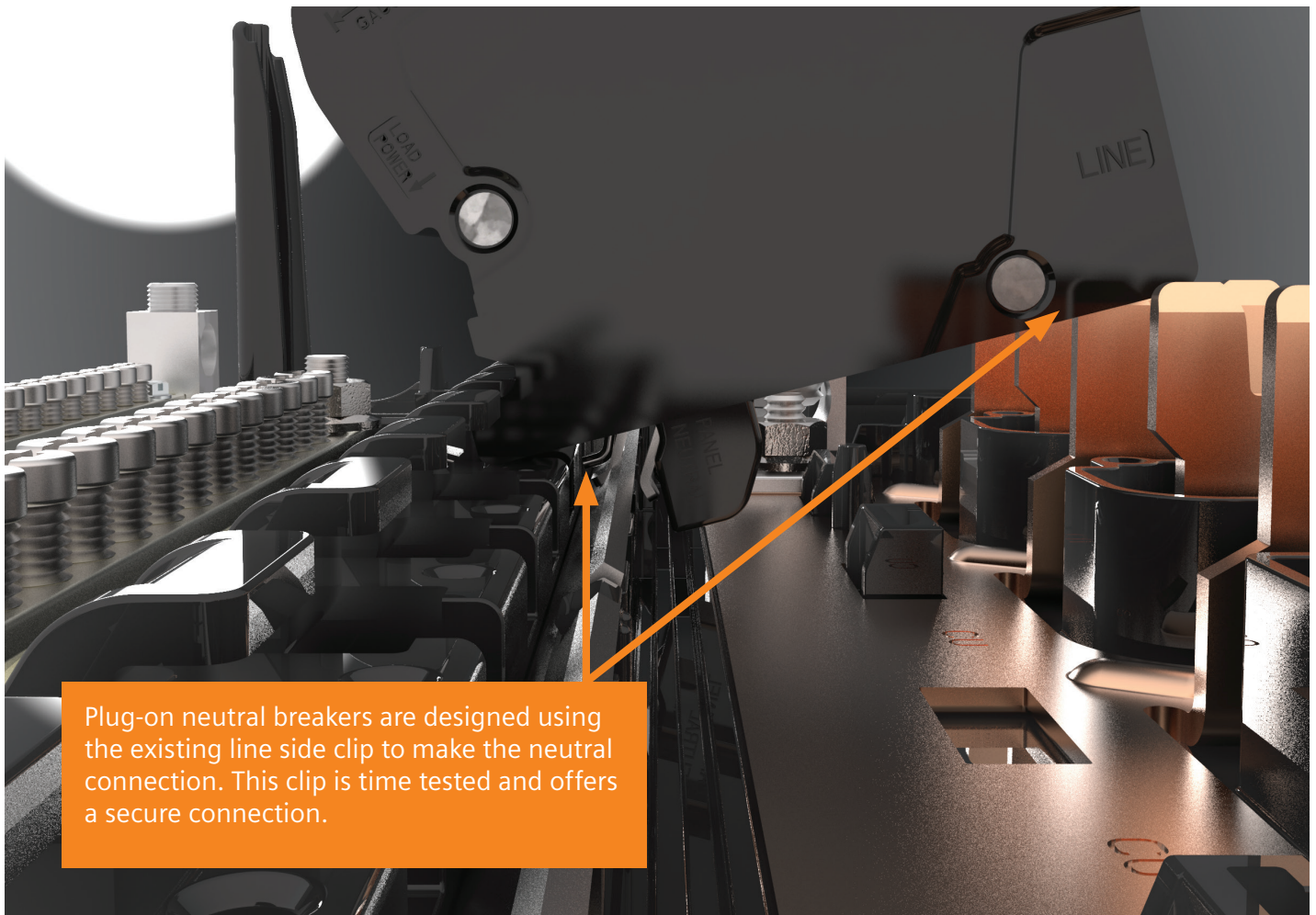


CAFCI



Dual Function

**CAFCI breakers now have a single lug only. The branch neutral conductor is returned to the neutral terminal bar. CAFCI breakers can be installed in the same manner as a thermal magnetic (standard) breaker. This allows the installer to land ground and neutral conductors before installing the breaker and power conductor.**



Plug-on neutral breakers are designed using the existing line side clip to make the neutral connection. This clip is time tested and offers a secure connection.

# PN Series 1-phase Main Breaker/Convertible Plug-on Neutral Load Centers<sup>⑥</sup>

1-phase, 3-wire, 120/240 Volts AC

Main Breaker / Convertible Load Centers<sup>①</sup>  
100-225 Amperes

Copper Bus  
60/75°C Rated

Amp Rating	No. of Spaces	No. of Circuits	Indoor Enclosure - NEMA Type 1		Outdoor Enclosure - NEMA Type 3R	
			Catalog Number	Enclosure Height (inches) <sup>②</sup>	Catalog Number	Enclosure Height (inches) <sup>③</sup>
100	12	24	PN1224B1100C	18	PNW1224B1100C	21
100	16	32	PN1632B1100C	21	PNW1632B1100C	23
100	20	20	PN2020B1100C	21	PNW2020B1100C	27
100	20	40	PN2040B1100C	21	–	–
100	24	24	PN2424B1100C	24	–	–
100	30	30	PN3030B1100C	26	–	–
100	30	48	–	–	PNW3048B1100C	29
125	30	30	PN3030B1125C	26	–	–
125	30	48	–	–	PNW3048B1125C	29
150	8	16	–	–	PNW0816B1150TC <sup>⑤</sup>	23
150	20	40	PN2040B1150C	24	PNW2040B1150C	27
150	30	30	PN3030B1150C	30	–	–
150	30	48	–	–	PNW3048B1150C	35
200	8	16	–	–	PNW0816B1200TC <sup>⑤</sup>	23
200	20	40	PN2040B1200C	26	PNW2040B1200C	27
200	30	48	PN3048B1200 <sup>④</sup>	30	–	–
200	30	48	PN3048B1200C	30	PNW3048B1200C	35
200	40	40	PN4040B1200 <sup>④</sup>	36	–	–
200	40	40	PN4040B1200C	36	PNW4040B1200C	38
200	40	60	PN4060B1200 <sup>④</sup>	36	–	–
200	40	60	PN4060B1200C	36	–	–
200	54	82	PN5482B1200C	42	–	–
225	42	64	PN4264B1225C	39	PNW4264B1225C	38
225	54	82	PN5482B1225C	43	–	–

① Factory installed 22KAIC main breaker. Suitable for use as service equipment.

② Indoor enclosures are 14 1/4" wide by 3 7/8" deep.

③ Outdoor enclosures are 14 1/2" wide by 4 1/4" deep.

④ Includes all PN series features with aluminum bus.

⑤ Feed-thru lugs.

⑥ Available (made to order) in white by adding "W" to the end of the catalog number.

# PN Series 1-phase Main Lug/Convertible Plug-on Neutral Load Centers<sup>⑥</sup>

1-phase, 3-wire, 120/240 Volts AC

Main Lug / Convertible Load Centers<sup>③</sup>  
125-225 Amperes

Copper Bus  
60/75°C Rated

Amp Rating	No. of Spaces	No. of Circuits	Indoor Enclosure - NEMA Type 1		Outdoor Enclosure - NEMA Type 3R	
			Catalog Number	Enclosure Height (inches) <sup>①</sup>	Catalog Number	Enclosure Height (inches) <sup>②</sup>
125	12	12	PN1212L1125C	18	PNW1212L1125C	21
125	12	24	PN1224L1125C	18	PNW1224L1125C	21
125	16	32	PN1632L1125C	21	PNW1632L1125C	23
125	20	20	PN2020L1125C	21	-	-
125	20	40	PN2040L1125C	21	-	-
125	24	48	PN2448L1125C	24	-	-
125	30	48	PN3048L1125C	26	PNW3048L1125C	29
125	40	40	PN4040L1125C	36	-	-
150	20	40	PN2040L1150C	24	PNW2040L1150C	27
200	8	16	-	-	PNW0816L1200TC <sup>⑤</sup>	23
200	12	24	PN1224L1200C	21	PNW1224L1200C	23
200	20	40	PN2040L1200C	26	PNW2040L1200C	27
200	24	48	PN2448L1200C	30	-	-
200	30	30	PN3030L1200C	30	-	-
200	30	48	PN3048L1200 <sup>④</sup>	30	-	-
200	30	48	PN3048L1200C	30	PNW3048L1200C	35
200	40	40	PN4040L1200 <sup>④</sup>	36	-	-
200	40	40	PN4040L1200C	36	PNW4040L1200C	38
200	40	60	PN4060L1200C	36	-	-
225	12	24	-	-	PNW1224L1225C	27
225	42	64	PN4264L1225C	39	PNW4264L1225C	38
225	54	82	PN5482L1225C	43	-	-

① Indoor enclosures are 14 1/4" wide by 3 7/8" deep.

② Outdoor enclosures are 14 1/2" wide by 4 1/4" deep.

③ 125A load centers will accept MBK100A and MBK125A. 150A load centers will accept MBK150A. 200A load centers will accept MBK200A and MBK150A. 225A load centers will accept MBK225A, MBK200A, MBK150A.

④ Includes all PN series features with aluminum bus.

⑤ Feed-thru lugs.

⑥ Available (made to order) in white by adding "W" to the end of the catalog number.

# SN Series 1-phase Main Breaker Plug-on Neutral Load Centers<sup>⑤</sup>

1-phase, 3-wire, 120/240 Volts AC

Main Breaker Load Centers<sup>①</sup>  
100-225 Amperes

Aluminum Bus  
60/75°C Rated

Amp Rating	No. of Spaces	No. of Circuits	Indoor Enclosure - NEMA Type 1		Outdoor Enclosure - NEMA Type 3R	
			Catalog Number	Enclosure Height (inches) <sup>②</sup>	Catalog Number	Enclosure Height (inches) <sup>③</sup>
100	12	24	SN1224B1100	18	SNW1224B1100	21
100	16	32	SN1632B1100	21	SNW1632B1100	23
100	20	20	SN2020B1100	21	SNW2020B1100	27
100	20	40	SN2040B1100	21	–	–
100	24	48	SN2448B1100	24	–	–
100	30	30	SN3030B1100	26	–	–
100	30	48	SN3048B1100	26	–	–
125	12	24	–	–	SNW1224B1125	21
125	16	32	SN1632B1125	21	–	–
125	20	40	–	–	SNW2040B1125	27
125	24	24	SN2424B1125	24	SNW2424B1125	27
125	30	30	SN3030B1125	26	–	–
125	30	48	SN3048B1125	26	SNW3048B1125	29
150	16	32	SN1632B1150	24	–	–
150	20	40	SN2040B1150	24	SNW2040B1150	27
150	24	48	SN2448B1150	26	–	–
150	30	30	SN3030B1150	30	–	–
150	30	48	SN3048B1150	30	SNW3048B1150	35
200	40	40	–	–	SNW4040B1150	38
200	8	16	–	–	SNW0816B1200T <sup>④</sup>	23
200	12	24	–	–	SNW1224B1200	23
200	16	32	SN1632B1200	24	–	–
200	20	40	SN2040B1200	26	SNW2040B1200	27
200	24	48	SN2448B1200	30	–	–
200	30	48	SN3048B1200	30	SNW3048B1200	35
200	40	40	SN4040B1200	36	SNW4040B1200	38
200	40	60	SN4060B1200	36	–	–
200	42	64	SN4264B1200	39	–	–
200	54	82	SN5482B1200	42	–	–
225	42	64	SN4264B1225	39	SNW4264B1225	38
225	54	82	SN5482B1225	43	–	–

① Factory installed 22KAIC main breaker. Suitable for use as service equipment.

② Indoor enclosures are 14 1/4" wide by 3 7/8" deep.

③ Outdoor enclosures are 14 1/2" wide by 4 1/4" deep.

④ Feed-thru lugs.

⑤ Available (made to order) in white by adding "W" to the end of the catalog number.

# SN Series 1-phase Main Lug Plug-on Neutral Load Centers<sup>④</sup>

1-phase, 3-wire, 120/240 Volts AC

Main Lug Load Centers  
100-225 Amperes

Aluminum Bus  
60/75°C Rated

Amp Rating	No. of Spaces	No. of Circuits	Indoor Enclosure - NEMA Type 1		Outdoor Enclosure - NEMA Type 3R	
			Catalog Number	Enclosure Height (inches) <sup>①</sup>	Catalog Number	Enclosure Height (inches) <sup>②</sup>
125	12	12	SN1212L1125	18	SNW1212L1125	21
125	12	24	SN1224L1125	18	SNW1224L1125	21
125	16	32	SN1632L1125	21	SNW1632L1125	21
125	20	20	SN2020L1125	21	–	–
125	20	40	SN2040L1125	21	SNW2040L1125	23
125	24	24	SN2424L1125	24	SNW2424L1125	27
125	24	48	SN2448L1125	24	–	–
125	30	48	SN3048L1125	26	SNW3048L1125	29
125	40	40	SN4040L1125	30	–	–
150	16	32	SN1632L1150	21	–	–
150	20	40	SN2040L1150	24	SNW2040L1150	27
150	24	48	SN2448L1150	26	–	–
200	8	16	–	–	SNW0816L1200T <sup>③</sup>	23
200	12	24	SN1224L1200	21	SNW1224L1200	21
200	20	40	SN2040L1200	26	SNW2040L1200	27
200	24	48	SN2448L1200	26	–	–
200	30	30	SN3030L1200	30	–	–
200	30	48	SN3048L1200	30	SNW3048L1200	29
200	40	40	SN4040L1200	36	SNW4040L1200	35
225	12	24	–	–	SNW1224L1225	21
225	40	60	SN4060L1225	36	–	–
225	42	64	SN4264L1225	36	SNW4264L1225	38
225	54	82	SN5482L1225	42	–	–

- ① Indoor enclosures are 14 1/4" wide by 3 7/8" deep.  
② Outdoor enclosures are 14 1/2" wide by 4 1/4" deep.

- ③ Feed-thru lugs.  
④ Available (made to order) in white by adding "W" to the end of the catalog number.

# Specialty Main Lug and Main Breaker Plug-on Neutral Load Centers

1-phase, 3-wire, 120/240 Volts AC

## 500 Kcmil Lug Load Center

Indoor Enclosure - NEMA Type 1				
Amp Rating	No. of Spaces	No. of Circuits	Catalog Number	Enclosure Height (inches)
200	30	48	SN3048L1200L50	36

## Selectable Main Load Centers

Amp Rating	No. of Spaces	No. of Circuits	Indoor Enclosure - NEMA Type 1		Outdoor Enclosure - NEMA Type 3R	
			Catalog Number	Enclosure Height (inches)	Catalog Number	Enclosure Height (inches)
125	24	24	SN2424C1125	24	SNW2424C1125	27
200	20	40	SN2040C1200	26	SNW2040C1200	27
200	30	48	SN3048C1200	30	SNW3048C1200	35
200	40	40	SN4040C1200	36	SNW4040C1200	38



**Legal Manufacturer**

Siemens Industry, Inc.  
3617 Parkway Ln  
Peachtree Corners, GA 30092  
United States of America  
Telephone: +1 (800) 333-7421  
[www.usa.siemens.com/loadcenters](http://www.usa.siemens.com/loadcenters)  
Order No. RPBR-PLUGO-0524

This document contains a general description of available technical options only, and its effectiveness will be subject to specific variables including field conditions and project parameters. Siemens does not make representations, warranties, or assurances as to the accuracy or completeness of the content contained herein. Siemens reserves the right to modify the technology and product specifications in its sole discretion without advance notice.



ELECTRIC

# CUSTOMER INVOICE

LIC # EC13008043

1075 Innovation Ave., Unit 111  
North Port, FL 34289

941.373.5658  
SgtElect.com

### HOME OWNER INFORMATION

Name Lakeside Plantation  
Address 2200 Plantation Blvd

Date 10/14/24 Technician Robbie  
Phone \_\_\_\_\_ Email \_\_\_\_\_  
City North Port State FL Zip 34289

### DEVICES

WAS THE WORK DONE?  
YES NO

<b>LEVEL 1 DEVICE</b> = UP TO 2-STD LAMPS, 110V SWITCH/OUTLET, STD COAX/TEL OUTLET IN USE COVER, CS FAN LIGHT KIT, LIGHT KIT PULL CHAIN, COAX SPLITTER, DOORBELL BUTTON, TOMBSTONE, KEYLESS LIGHT FIXTURE, WP BOX, CS DEVICE, PANCAKE BOX, PICO REMOTE	\$61.00 x Qty	= \$	<input type="checkbox"/>	<input type="checkbox"/>
<b>LEVEL 2 DEVICE</b> = 3 OR 4 WAY SWITCH, 20A APPLIANCE CORD, RANGE/DRYER OUTLET, GFCI OUTLET, STACK SWITCH, 110V LITH SMOKE DETECTOR, SMALL J BOX, DOORBELL TRANSF, SP 15-20A BREAKER, 150W LED STD DIMMER, FAN SPEED CONTROL SWITCH, PHOTO CELL, CS FAN REMOTE KITS, UNDER CABINET WIRING PER 5' , DOORBELL CHIME, CS T-STAT, PANEL INSPECTION, USB OUTLET, SURGE FLUSH KIT	\$121.00 x Qty	= \$	<input type="checkbox"/>	<input type="checkbox"/>
<b>LEVEL 3 DEVICE</b> = TANDEM & DP STD 15-60A BREAKER, SP 15-20A AFCI/GCFI BREAKER, PHOTO CELL, MEDIUM J BOX, FAN BRACE BOX, LV DIMMER, CARBON SMOKE DETECTOR/WIRELESS, FAN REMOTE KITS, SMART SWITCH, IN WALL TIMER, OCCUPENCY SENSOR SWITCH	\$187.00 x Qty	= \$	<input type="checkbox"/>	<input type="checkbox"/>
<b>LEVEL 4 DEVICE</b> = 60A DISCONNECT, DIRECT BURIAL SPLICE KIT, HARD WIRE RANGE, COOK TOP, POOL PUMP, H/W HEATER, POOL HEATER, DP 70-90A STD BREAKER, 2FT-4FT 2 LAMP LED RETROFIT, OBSOLETE SP 15-20 BREAKER, 110V INDOOR B2B OUTLET, LARGE J BOX, <del>SINGLE CIRCUIT ANALYSIS</del> HOME INSPECTION UP TO 3,000 SQ FT, CS OVER COUNTER MICROWAVE, COAX/TEL WIRING, CS TV MOUNTED, CS WIFI T-STAT, CHIME KIT, 30A-240V PRESSURE SWITCH/CONTACTOR	\$232.00 x Qty	= \$ <u>232</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>LEVEL 5 DEVICE</b> = WIRING FOR LIGHT/OUTLET, HARD WIRE RANGE, COOK TOP, POOL PUMP, H/W HEATER, POOL HEATER, OBSOLETE TANDEM/DP 15- 60A BREAKER, 100-125A STD BREAKER, 110V OUTDOOR B2B GCFI OUTLET, 15/20A DP AFCI/BREAKER, COAX/TEL WIRING, 4FT-4 LAMP LED RETROFIT	\$299.00 x Qty	= \$	<input type="checkbox"/>	<input type="checkbox"/>
<b>LEVEL 6 DEVICE</b> = 15-30A DP GFCI BREAKER, OBSOLETE 70-90A BREAKER, WIRING FOR LIGHT/OUTLET DIFF 2, 100-125A STD MAIN BREAKER, MULTI CIRCUIT ANALYSIS, HOME INSPECTION OVER 6,000 SQ FT, LEVEL 1 SURGE PROTECTOR, 8FT-2 LAMP LED RETROFIT, SMART BRIDGE, WIRE TUGGER/DAY	\$387.00 x Qty	= \$	<input type="checkbox"/>	<input type="checkbox"/>
<b>LEVEL 7 DEVICE</b> = 50A DP GFCI BREAKER, WIRING FOR LIGHT/OUTLET DIFF 3, LEVEL 2 SURGE PROTECTOR, CS B2B 50A WP GENERATOR INLET, 120V/240V MECHANICAL TIMER, POOL LIGHT TRANSFORMER, SCAFFOLDING	\$492.00 x Qty	= \$	<input type="checkbox"/>	<input type="checkbox"/>
<b>LEVEL 8 DEVICE</b> = 15-30A 120/240V CIRCUIT/OUTLET, 150-200A STD. MAIN BREAKER, B2B 50A WP GENERATOR INLET, WALK BEHIND TRENCHER/DAY, 30-50A B2B RV OUTLET	\$593.00 x Qty	= \$	<input type="checkbox"/>	<input type="checkbox"/>
<b>LEVEL 9 DEVICE</b> = 50A 240V WITHOUT GFCI, 15-30A 120/240V CIRCUIT/OUTLET, 50A WP GENERATOR INLET, SCISSORS LIFT/DAY, 30-50A RV OUTLET	\$827.00 x Qty	= \$	<input type="checkbox"/>	<input type="checkbox"/>
<b>LEVEL 10 DEVICE</b> = 50A 240V WITHOUT GFCI, OBSOLETE 1PH MAIN BREAKER	\$1,186.00 x Qty	= \$	<input type="checkbox"/>	<input type="checkbox"/>

### ADDITIONAL INSTALLATIONS

<u>Install 3 phase surge protector</u>	\$	x Qty	= \$	<input type="checkbox"/>	<input type="checkbox"/>
	\$	x Qty	= \$ <u>178</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	\$	x Qty	= \$	<input type="checkbox"/>	<input type="checkbox"/>
	\$	x Qty	= \$	<input type="checkbox"/>	<input type="checkbox"/>
	\$	x Qty	= \$	<input type="checkbox"/>	<input type="checkbox"/>

FUSE PANEL YES  NO  PANEL MFG \_\_\_\_\_ AGE \_\_\_\_\_

PAID CASH  CHECK  # \_\_\_\_\_  
CREDIT CARD  # \_\_\_\_\_

EXP / AUTH # \_\_\_\_\_  
AMOUNT \$ 232.00

TOTAL INVESTMENT \$ 232.00

NOTES Today I performed diagnosis on fast lights not working. I found one fast had burnt connection in junction box. Remade connection, however, all lights are getting power. PD1bs need replaced w/ proper bulbs

TOTAL FROM "NOTES" FORM \$ \_\_\_\_\_  
TOTAL \$ 232.00

DEPOSIT \$ \_\_\_\_\_  
PAID TODAY \$ \_\_\_\_\_  
BALANCE Due \$ 232.00

I hereby authorize you to proceed with the above work at the quoted price of \$ \_\_\_\_\_

Authorization \_\_\_\_\_

All work has been performed to my satisfaction \_\_\_\_\_

All permits are non-refundable.  
3 year warranty all parts and labor.



HOME OWNER INFORMATION

Name Lakeside Plantation

Address 2200 Plantation Blvd

Date 10/14/24 Technician Robbie

Phone \_\_\_\_\_ Email \_\_\_\_\_

City North Port State FL Zip 34279

INV# 48323

ADDITIONAL WORK

_____	\$ _____
_____	\$ _____
_____	\$ _____
_____	\$ _____
_____	\$ _____
_____	\$ _____
TOTAL	_____

Replace outdoor 225 amp 3 phase panel

- Includes all breakers (20 total, 6 2 pole GFI)
- Raise panel from current height
- Permit Fee
- Surge protector

~~\_\_\_\_\_~~

Replace outdoor 125 amp panel

\$6,424

- Rework all existing pipes into new panel
- Includes all breakers (8 total, 4 2 pole GFI)
- Permit Fee
- Surge protector

~~\_\_\_\_\_~~

\$4,331.00

# SECTION VIII

# SECTION C

# SECTION 1

# Lakeside Plantation of Sarasota County Community Development District

## Amenity Management Report

10/23/2024



**HAROLD MYERS**

AMENITY MANAGER LAKESIDE PLANTATION  
GMS, LLC



Lakeside Plantation of Sarasota County  
Community Development District

**Amenity Management Report**  
**October 23, 2024**

To: The Board of Supervisors  
From: Harold Myers, Amenity Manager Lakeside Plantation  
RE: Lakeside Plantation CDD Amenity Management Report  
October 23, 2024

The following is a summary of events and items related to theR amenity management and maintenance management of LakesideR Plantation CDD.



# Recent Updates to the Community

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- **New blinds were ordered for the entire clubhouse on 9-19-2024 with an estimated arrival and install time of 4-6 weeks.**
- **The interior of the clubhouse painting has been completed as well as the exterior doors and columns. The gazebo by the lake had a deep clean power wash and painting was completed before Hurricane Milton. Jerry the vender stopped in on Monday 10-14-2024 to check all of the exterior painting to see if there was any damage. I thought this was a very nice gesture on his companies part.**
- **The fitness room has also got a new look too. The decision was made to go ahead and paint the fitness room. What a difference a little paint makes.**
- **A new rubbermaid shed has been purchased for the maintenance/tennis area that was destroyed by Hurricane Helene.**
- **Four new park benches have been ordered for the tennis courts and should be arriving soon.**



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## Work in Progress

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- **Getting quotes on the damaged fence by the dumpster area.**
- **Tennis courts having new clay laid, spread and rolled for season.**
- **Getting a quote from Ever On for key fob system to be put on the pool bathroom doors. There continues to be a bit of vandalism still taking place in this area.**
- **New Christmas lights have been purchased and we are purchasing more for the decorating of the clubhouse and the pergola at the front entrance of the community**
- **The wine and chees event in September was well attended by 35 Residents who had a great time. We brought in \$405 for the event and ended up with a small profit of \$125. Karen is already planning the November Wine and Cheese.**

## Staff Requests

- **New shirt request has been granted for Lakeside Plantation Polo shirts for all of the staff. We have received them and are currently wearing them.**



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## Conclusion

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**For any questions or comments regarding the above information or any future maintenance requests or concerns please email [manager@lakesideplantationcdd.com](mailto:manager@lakesideplantationcdd.com).**

**Respectfully,**

**Harold Myers  
Amenity Manager**



# SECTION 2

**Bandit Fitness Equipment**

181

1990 S. Belcher Road  
 Largo, FL 33771  
 +17275735500  
 sales@banditfitness.com  
 www.banditfitness.com



**Quote**

ADDRESS	SHIP TO	QUOTE	3872
Harold Meyers	Harold Meyers	DATE	09/04/2024
Lakeside Plantation CDD	Lakeside Plantation CDD		
2800 Plantation Blvd	2800 Plantation Blvd		
North Port, FL 34289	North Port, FL 34289		

SKU	PRODUCT / SERVICE	QTY	UNIT PRICE	AMOUNT
T1000-9LCD	Bodycraft T1000 Treadmill with 9" LCD Display <i>upgraded to medium use.</i> Commercial (8 hours use or less in a non-dues paying facility.)	2	4,999.00	9,998.00T
E1000-X9LCD	Bodycraft E1000 Elliptical with 9" LCD Display <i>medium use.</i>	2	4,499.00	8,998.00T
R1000-X9LCD	Bodycraft R1000 Recumbent Bike w/9" LCD Display	1	3,499.00	3,499.00T
HD-3000	Hoist HD-3000 Functional Trainer (Two 200lb Stacks)	1	5,499.00	5,499.00T
HD-3100	Hoist HD-3100 Dual Biceps/Triceps (190lb Stack)	1	3,599.00	3,599.00T
HD-3200	Hoist HD-3200 Dual Lat Pulldown/Mid Row (225lb Stack)	1	3,599.00	3,599.00T
HD-3300	Hoist HD-3300 Dual Multi-Press (215lb Stack)	1	3,599.00	3,599.00T
HD-3400	Hoist HD-3400 Dual Leg Extension/Curl (215lb Stack)	1	3,599.00	3,599.00T
HD-3403	Hoist HD-3403 Dual Leg Press/Calf Raise (280lb Stack)	1	4,899.00	4,899.00T
HF-5165	Hoist HF-5165 7-Position Adjustable Bench	2	549.00	1,098.00T
D&I&E	Delivery, Installation, and Extraction of Equipment Remove everything except dumbbells	1	1,299.00	1,299.00T
DISCOUNT	Preferred Customer Discount Bulk Order, Trade Credit	1	-10,288.77	-10,288.77 T

SALE TERMS: Minimum 50% deposit required to place order.  
 Remaining balance due upon delivery. Some items may require  
 full prepayment. Orders over \$10,000 will incur 3% credit card  
 fee on order total.

SUBTOTAL	39,397.23
TAX	0.00
SHIPPING	749.00
<b>TOTAL</b>	<b>\$40,146.23</b>

Accepted By

Accepted Date

RETURN POLICY: 15% restocking fee or 30% on special order items applies within 14 days of delivery. Items must be in original condition with all accessories. Labor charges, shipping fees, and flooring materials are not eligible for return or refund. Used Equipment is sold in as-is condition without a warranty unless otherwise noted on invoice. See banditfitness.com/terms.

# FITNESS CENTER PROPOSAL



Transforming Gyms in the Tampa Bay Area for over 30 years!

Proposal Created for:  
Lakeside Plantation CDD

# PROJECT GOALS

1

Update the fitness equipment to meet current standards, designs, and expectations

3


Create a higher fidelity and perspective for all users of the fitness facilities

2

Provide uniformity by adding equipment that matches both in manufacture and style

4

Incorporate new and exciting equipment options for all types of users



# BANDIT FITNESS EQUIPMENT

## ABOUT BANDIT FITNESS

*For over 33 years, Bandit Fitness has created and installed thousands of residential and commercial fitness facilities around Tampa Bay*



## WHY BANDIT FITNESS?

- Established in 1990
- Family Owned and Operated
- In-House Technicians
- Top Quality Service
- Discounts on Sales & Service
- Unique Equipment Options
- Trade Ins & Upgrades

### IN THE PRESS:

duPont  
REGISTRY™

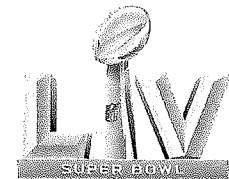
FOX 13  
TAMPA BAY

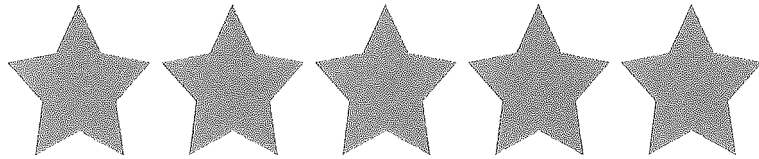
Tampa Bay  
Times

### NOTABLE CLIENTS:



Honeywell



**WHAT OUR CUSTOMERS SAY**

**Our company has used [Bandit Fitness] for many years. Service is great, the staff is dependable and professional yet friendly. If you want good service, recommendations for equipment... this is one company we can confidently recommend.**



**Don Lew**

*Wellness Director for APG Electric*



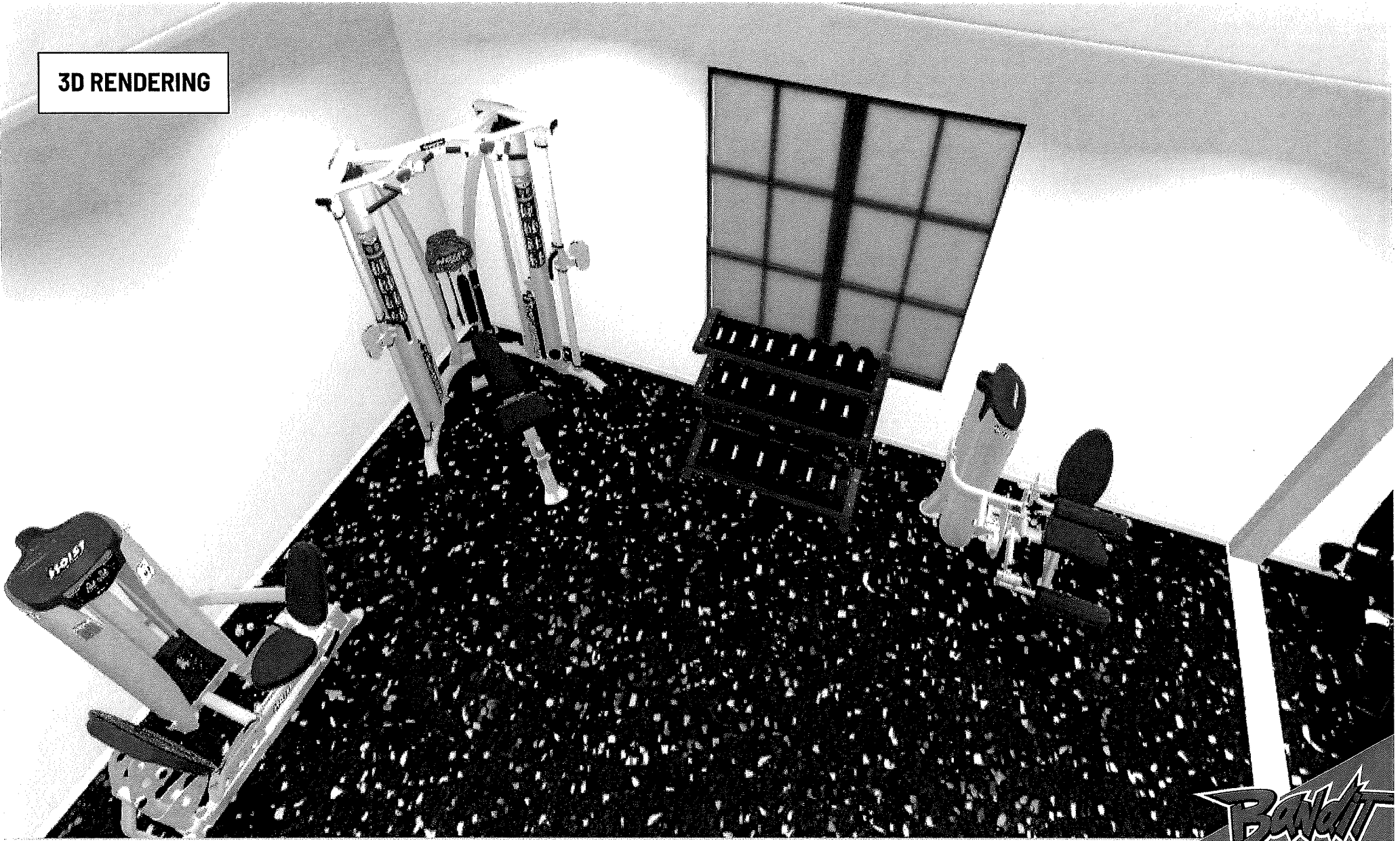
# 3D WALKTHROUGH



Click rectangle above to open video if it does not open automatically.



3D RENDERING



3D RENDERING



3D RENDERING



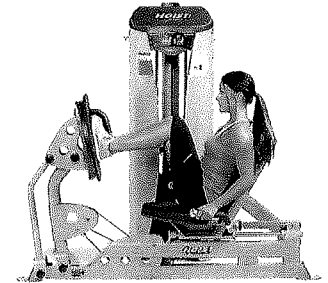
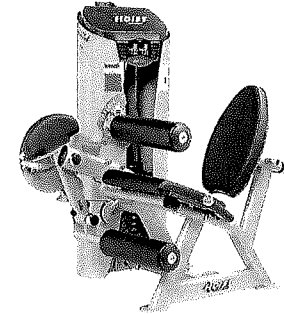
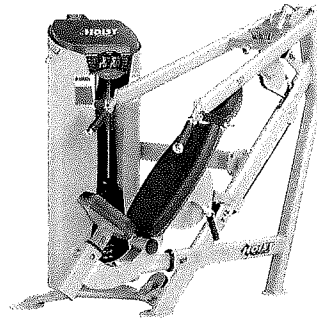
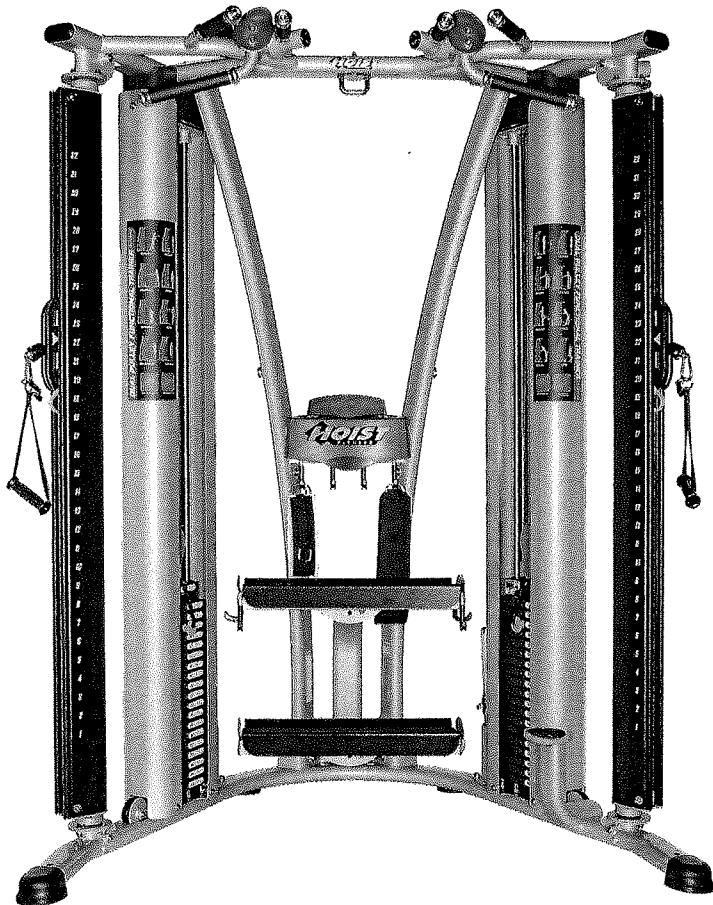
**3D RENDERING**





# HOIST<sup>®</sup>

FITNESS



## Hoist HD Series (Dual Function Machines)

- Dual function allows for greater **versatility** in a smaller space
- Beautiful **aesthetics** with a durable **construction**
- Oval tubing provides unsurpassed **strength** and **durability**

**BANDIT**  
FITNESS  
EQUIPMENT



## Color Customization

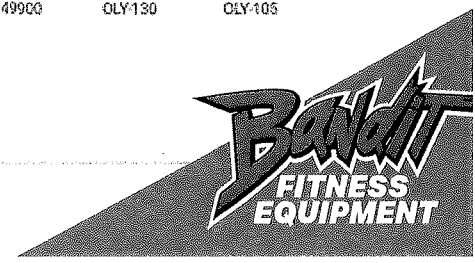
- Choose from a variety of Upholstery options
- Choose from two **standard frame colors** or ask about **custom frame colors**

### FRAME



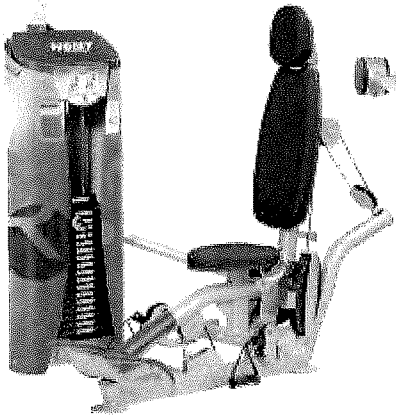
### UPHOLSTERY

BLACK OLY-115	SKANIBURY OLY-185	DOVE GRAY OLY-120	SKANIBURY OLY-516	ROYAL BLUE OLY-190	BLACK SR-302
BLUE RIDGE OLY-125	HUNTER GREEN OLY-155	SUEDÉ 46848300	SKANIBURY 36349900	AMERICAN BEAUTY OLY-130	BURGUNDY OLY-105

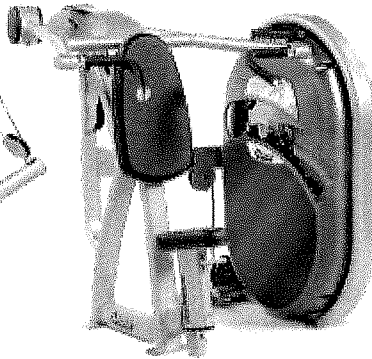




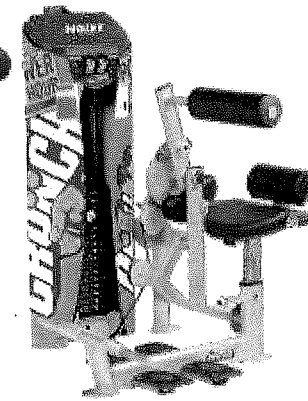
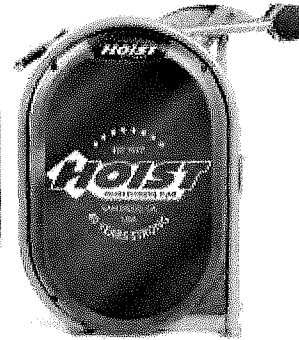
(RS) ROC-IT  
SELECTORIZED



(CL) CLUB LINE



(HD) HOIST DUALS



## Custom Artwork

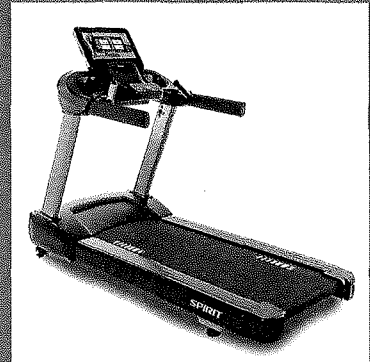
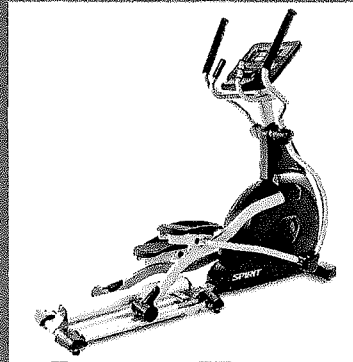
Take advantage of custom **Shield Wraps** and **Logo Decals!**

Incorporate **school logos** and branding designs into the equipment



# **SPIRIT**

- **Over 30 years of experience** designing high quality products
- Designed to **stand the test of time**
- Winner of numerous “**Best of Awards**” both for price and for quality
- **Commercial-grade steel** construction



**BANDIT**  
FITNESS  
EQUIPMENT

# DELIVERY & INSTALLATION

**Lead Time: 4 to 8 Weeks**

- 1 This proposal would contain a complete upgrade of the equipment specified in the itemized quote.
- 2 Our in-house team would handle the complete installation of the new equipment and the extraction of the old equipment.
- 3 The duration of this redesign would take approximately **2-3 days** and require open access to the building and fitness room during that time frame
- 4 Final inspection and testing of each piece will take place at the end of the installation with final sign-off from a manager or authorized representative



## LEASING OPTIONS

Our finance and leasing options are made available through Brickhouse Capital based out of Scottsdale, Arizona. Brickhouse Capital specializes in equipment financing and offers fixed rates for the duration of the term. Approval can be obtained usually within 24-48 hours. Below are some estimated rates.

*Updated Lease Quotes do to treadmill - elliptical upgrade*

*# 760*

**72 Month Term**

**\$685** /mo.

Estimated minimum payment  
based on approved credit

*# 871*

**60 Month Term**

**\$786** /mo.

Estimated minimum payment  
based on approved credit

*# 1040*

**48 Month Term**

**\$938** /mo.

Estimated minimum payment  
based on approved credit

Estimated rates provided by Brickhouse Capital's online calculator based on total quote amount. Visit <https://www.brickhousecapital.com/equipment-payment-calculator/> for additional details and calculations.

## MAINTENANCE PLAN OPTIONS

We also offer ongoing routine service agreements to ensure that the equipment is well maintained and any issues (cosmetic or mechanical) are brought to your attention. Below are some estimated rates.

**\$169**

Monthly

**\$189**

Bi-Monthly

**\$209**

Quarterly

# THANK YOU!

**Product Details, Spec Sheets, Dimensions,  
and Videos are available at  
[BanditFitness.com.](http://BanditFitness.com)**

**Please ask your representative if there's anything else you need!**





# HOIST® PRODUCT WARRANTY

Please check the product Owner's Manual for complete warranty information.

HOIST Fitness Systems warrants this product to the original purchaser to be free from defects in workmanship and/or materials under normal use or service. If at any time a component part is defective, HOIST Fitness Systems shall repair or replace it (at HOIST Fitness Systems discretion) in accordance to the terms listed below. This warranty does not cover costs of removal, transportation or reinstallation. This warranty shall not apply if the defect was caused by misuse, neglect or normal wear and tear of the product purchased.



## WARRANTY CLAIMS

All claims require: Model number(s), Serial number(s), Date of installation and any information supporting the existence of the alleged defect.

COMPLETE WARRANTY REGISTRATION ONLINE: Visit [www.hoistfitness.com](http://www.hoistfitness.com) and click on the Support/Warranty Registration link.

Starting from the original date of purchase, normal wear and tear shall be considered as the following:

<b>COMMERCIAL WARRANTY</b> RS, RPL, CF, CMJ, CL, HD, HS, HMG, KL, MotionCage and MotionCage Studio  Our Commercial Warranty applies to facilities that charge monthly membership dues and/or where the equipment would be used by more than 50 people per day.	<b>LIGHT COMMERCIAL WARRANTY</b> Mi1, Mi5, Mi6, Mi7, MiSmith, Mi7Smith, Mi1, H & select HF, V-Series units  Our Light Commercial Warranty applies to facilities that DO NOT charge monthly membership dues and where the equipment would be used by <b>no more than 50 people per day</b> . Examples of Light Commercial facilities include hotels, apartment complexes, personal training studios, fire stations, police stations, etc., that meet the criteria stated above.	<b>RESIDENTIAL WARRANTY</b> Mi1, Mi5, Mi6, Mi7, MiSmith, Mi7Smith, Mi1, H & select HF, V-Series units  Our Residential warranty applies to equipment used in a home setting and where the equipment will be used by home occupants only.
<p><b>Body/Frame: 10 Years</b></p> <p><b>Structural Moving Parts: 5 Years</b></p> <p><b>Bearings, Bushings, Pulleys: 3 Years</b></p> <p><b>Finish/Paint, Cables, Upholstery and Accessories: 1 Year</b> Applies to defects from manufacturer only.</p>	<p><b>Body/Frame: 10 Years</b></p> <p><b>Structural Moving Parts: 5 Years</b></p> <p><b>Bearings, Bushings, Pulleys: 3 Years</b></p> <p><b>Finish/Paint, Cables, Upholstery and Accessories: 1 Year</b> Applies to defects from manufacturer only.</p>	<p><b>Body/Frame: Lifetime</b> Warranty for the lifetime of the product and applies to defects from manufacturer only.</p> <p><b>Structural Moving Parts: 10 Years</b> Applies to defects from manufacturer only.</p> <p><b>Finish/Paint, Cables, Upholstery and Accessories: 10 Years</b> Applies to defects from manufacturer only.</p>

PLEASE NOTE. HOIST Fitness Systems Inc. neither makes, assumes nor authorizes any representative or other person to make or assume, any other warranty whatsoever, whether expressed or implied, in connection with the sale, service, or shipment of our products. We reserve the right to make changes and improvements in our products without incurring any obligation to similarly alter products previously purchased. In order to maintain your product warranty and to ensure the safe and efficient operation of your machine, only authorized replacement parts can be used. This warranty is void if parts other than those provided by HOIST Fitness are used.

WHAT IS NOT COVERED BY THIS WARRANTY: HOIST's sole obligation under this warranty is limited to the repair or replacement of parts, subject to the additions below. This warranty does not cover costs of removal, transportation, delivery or reinstallation. You are responsible for freight charges on warranty parts. HOIST will accept parts covered under this warranty freight collect, provided that shipment has received prior approval.

WARRANTY IS NOT TRANSFERABLE: This warranty is not assignable and applies only in favor of the original purchaser/user to whom delivered. Any such assignment or transfer shall void the warranties herein made and shall void all warranties, expressed, implied or statutory. These warranties are exclusive and in lieu of all other warranties, including implied warranty and merchantability or fitness for a particular purpose. There are no warranties which extend beyond the description on the face hereof. If warranty replacement parts are shipped to you, you may be required to return the inoperable part.

NO CONSEQUENTIAL DAMAGES: HOIST is not responsible for economic loss; profit loss; or special, indirect, or consequential damages.

PRODUCT SUPPORT: For product questions, please contact Product Support at 800.548.5438 or email [webprodsupport@hoistfitness.com](mailto:webprodsupport@hoistfitness.com)

# T1000 TREADMILL

The BODYCRAFT T1000 Treadmill is engineered and built to perform in commercial environments. Able to accommodate any size user up to 500lbs, the T1000 is truly the treadmill for everyone. The T1000 is equipped with a 5.0 HP AC Motor that will outlast and outperform a DC motor in high usage facilities. You will not find a better value in its class.

Fully interchangeable EXP Series Consoles. Choose between the 16" and 10" Touchscreen displays or Our 9" LCD Display



Fully Integrated Impact+Shock Control Technology Uses a Combination of 8 Variable Elastomer Shock Absorbers Combined with our Constant Speed Control to Give a Superior Energy Absorbing Impact Protection with Every Step.

## CONSOLE OPTIONS

16 INCH TOUCHSCREEN



10 INCH TOUCHSCREEN



9 INCH LCD



## FEATURES

- Interchangeable EXP Series Consoles
- Massive 22" x 62" Active Running Surface
  - 0.5 – 13mph Speed Range
  - Heart Rate Hand Pulse Grips
  - Hand Rail Controls for Speed & Incline
- BODYCRAFT CONNECT Module for Connecting Apps on Smart Phone or Tablet

# T1000 TREADMILL

### TECHNICAL SPECIFICATIONS

<b>DRIVE MOTOR</b>	5.0HP AC Motor
<b>INCLINEMOTOR</b>	AC 1,350 LBS Thrust
<b>SPEED RANGE</b>	0.5 - 13 MPH
<b>INCLINE RANGE</b>	0 - 15%
<b>RUNNING SURFACE</b>	22"W x 62"L Self Lubricating Wax Infused Belt
<b>DECK</b>	Reversible 1" Thick Deck
<b>LUBRICATION</b>	Maintenance Free
<b>FRAME</b>	Heavy Duty Steel and Aluminum Frame Construction
<b>STEP UP HEIGHT</b>	9.5"
<b>STABILITY</b>	Oversized Self Leveling Stabilizer Feet
<b>MOBILITY</b>	Built-In Transport Wheels
<b>ROLLERS</b>	2.75" Diameter Crowned Rollers with Sealed Ball Bearings
<b>POWER</b>	120V - 20 Amp Dedicated Circuit Recommended NEMA 5-15 Plug
<b>MAX USER WEIGHT</b>	500lbs
<b>DIMENSIONS</b>	85" L x 35" W x 59" H
<b>WEIGHT</b>	340 LBS (Assembled)

### TOUCHSCREEN CONSOLE SPECIFICATIONS

<b>DISPLAY</b>	10" or 16" High Definition, Full Color, Interactive Touch Screen Computer Display
<b>DATA FEEDBACK</b>	User Defined Data Feedback: Elevation Gain, Pace, Distance, Time, Pulse, Mets, Calories, Speed, Incline, Workout Summary, Media, Volume, Wifi, Bluetooth
<b>USER PROFILES</b>	6 Fully Customizable User Profiles – 10 Favorite/Custom Programs Each – Stores Comprehensive Data
<b>PROGRAMS</b>	30+ Programs Include Quick Start, 3 Goals, Hill, Random Incline, Walk, Run, Sprint, Incline Interval, Speed Interval, HIIT Interval, Custom Interval, SK, IOK, Half Marathon, Target HRC, HRC Interval, Fat Burn HRC, Cardio HRC, 9 Fitness Tests, Custom, Climb Landmarks
<b>VIRTUAL SCENES</b>	4 Virtual Scenes – Forests, Beaches, Tropics, Mountains
<b>APPS/MEDIA</b>	Pre-Loaded Media Apps, Chrome, YouTube, Facebook, Instagram, Hulu, Netflix, Disney+, Prime Video, Spotify, USB Music MP3 and Video MP4, HDMI Input, Use Bluetooth to Connect to Apps on Smartphone or Tablet
<b>BODYCRAFT CONNECT</b>	BODYCRAFT CONNECT Module for Connecting Apps on Smart Phone or Tablet
<b>HEART RATE</b>	BT, ANT+, and 5kHz Wireless Receivers
<b>AUDIO</b>	3.5mm Audio Jack & Wireless Bluetooth Audio
<b>USB</b>	Power Charging, Software Updates, MP3/MP4 Player
<b>INTERNET</b>	Wired (Ethernet) and Wireless (Wifi) Internet, Cloud Software Update
<b>HDMI</b>	HDMI Input to Expand Your Entertainment Experience
<b>C-SAFE</b>	Dual C-Safe Ports, Charging port and Communication port for optional 3rd party devices.
<b>MANAGER MODE</b>	Change Parameters, Disable User Profiles, Add Loan, Error Code Feedback, Software Updates, Diagnostic History Log
<b>LANGUAGE</b>	Choose from 4 Languages, English, French, Spanish, or Chinese
<b>WARRANTY</b>	Commercial: Display: 3 Years / Labor: 2 Years (CSAFE, USB Port, 90 Days, No Labor)

### LCD CONSOLE SPECIFICATIONS

<b>DISPLAY</b>	9" Black Mask LCD Interactive Computer Display
<b>DATA FEEDBACK</b>	All-In-One Continuous Feedback with Message Center Calories, Steps, Pulse, Distance, Speed, Incline, Time, Laps, Mets, Watts
<b>USER PROFILES</b>	2 User Profiles with Custom Keys--(Can Be Disabled)
<b>PROGRAMS</b>	6 Pre-Loaded Programs: Quick Start, Manual (Time, Distance, Calories), Incline (Hill, Mountain), Random Incline, Speed (Easy, Jog, Sprint) Interval (Speed Interval, HIIT) Races (SK, IOK), HRC (Target Interval)
<b>C-SAFE</b>	Dual C-Safe Ports, Charging port and Communication port for optional 3rd party devices.
<b>BODYCRAFT CONNECT</b>	BODYCRAFT CONNECT Module for Connecting Apps on Smart Phone or Tablet
<b>HEART RATE</b>	BT, ANT+, and 5kHz Wireless Receivers
<b>MANAGER MODE</b>	Software Update, Pause Mode, Display Mode, and More
<b>USB</b>	Power Charging, Software Updates
<b>WARRANTY</b>	Commercial: Display: 3 Years / Labor: 2 Years (CSAFE, USB Port, 90 Days, No Labor)

### WARRANTY

**COMMERCIAL** Frame: 10 Years / Parts: 5 Years / Labor: 2 Years (Usage Up To 8 Hours Per Day)

# E1000 ELLIPTICAL

BODYCRAFT Ellipticals provide a smooth, virtually silent, and satisfying workout. The Suspended Design eliminates wheels, tracks, and their associated noise and maintenance. The Ergonomic Styling allows users to maintain a natural upright position. The Compact Design includes an easy access Low Step up height and the oversized Smooth Flow Comfort Pads give a cushioned, comfortable experience. BODYCRAFT Ellipticals when paired with our EXP consoles provide a greater variety of workouts that can target different muscle groups while maintaining natural movement.

Fully Interchangeable EXP Series Consoles. Choose between the 16" and 10" Touchscreen Consoles or Our 9" LCD Console



Our Smooth-Flow Comfort Pedals Paired with Our Patented Natural Stride Motion Provide Any User with the Smoothest, Most Comfortable Elliptical Motion Available.

## CONSOLE OPTIONS

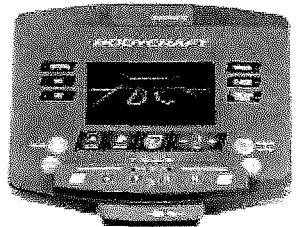
16 INCH TOUCHSCREEN



10 INCH TOUCHSCREEN



9 INCH LCD



## HIGHLIGHTS

- Interchangeable EXP Series Consoles
- Whisper Quiet Pure Precision Commercial Generator Brake
  - 23" Stride Length
- Dual-Action Multi-Grip Handlebars
  - Handlebar Resistance Controls
- BODYCRAFT CONNECT Module for Connecting Apps on Smart Phone or Tablet

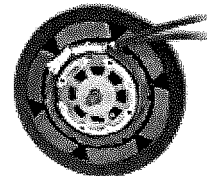
HIGHLIGHTS



AUDIO JACK & USB CHARGER



HR PULSE GRIPS W/ QUICK LEVEL KEYS



WHISPER QUIET GENERATOR BRAKE



CLICK OR SCAN FOR MORE INFORMATION





# R1000 RECUMBENT BIKE

One of the Most Comfortable and Fully Featured Recumbent Bikes Available. The R1000 is a Commercial Recumbent Bike Featuring a Fully Adjustable, Ultra-Wide, Extra Padded Comfort Seat with Lumbar Support Back Pad. Safe and Easy Walk-Through Frame Design, Features and Ergonomics of the R1000 Ensure a Comfortable, Quiet, and Smooth Workout.

Fully Interchangeable EXP Series Consoles. Choose between the 16" and 10" Touchscreen Consoles or Our 9" LCD Console



Fully Adjustable Ultra-Wide Extra Padded Comfort Seat with Lumbar Support Back Pad.

## CONSOLE OPTIONS

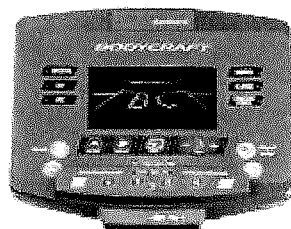
16 INCH TOUCHSCREEN



10 INCH TOUCHSCREEN



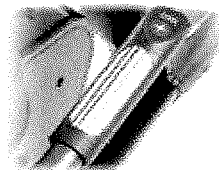
9 INCH LCD



## HIGHLIGHTS

- Interchangeable EXP Series Consoles
- Quiet Pure Precision Commercial Generator Brake
  - 30 Resistance Levels
  - Heart Rate Hand Pulse Grips
  - Handlebar Resistance Controls
- BODYCRAFT CONNECT Module for Connecting Apps on Smart Phone or Tablet

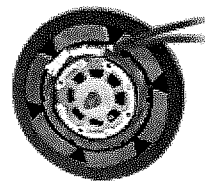
HIGHLIGHTS



HR PULSE GRIPS W/ QUICK LEVEL KEYS



8 RECLINING & 16 FORE/AFT POSITIONS



WHISPER QUIET GENERATOR BRAKE



# R1000 UPRIGHT BIKE

### TECHNICAL SPECIFICATIONS

<b>BRAKE SYSTEM</b>	Whisper Quiet Pure Precision Commercial Generator Brake
<b>RESISTANCE</b>	30 / 610 Watts Max
<b>DRIVE SYSTEM</b>	10 LB Flywheel with Dual Stage Drive
<b>PEDAL SPACING</b>	Q Factor 7.5"
<b>SEAT</b>	Ultra Wide Comfort Seat w/ 6 Reclining and 16 Fore / Aft Positions
<b>SEAT HANDLE</b>	Built-in Adjustable Resistance Controls
<b>HEART RATE</b>	Hand Pulse Grips / Wireless Receiver (Bluetooth, ANT+, & 5kHz)
<b>STABILITY</b>	Adjustable Self-leveling Stabilizer Feet
<b>ENTRY/EXIT</b>	Walk Through Frame - Front Frame Grips
<b>QUICK KEYS</b>	Quick Level Keys
<b>POWER</b>	12V - 3 AMP - AC Adapter / Self Generating LCD Display
<b>MAX USER WEIGHT</b>	400 lbs
<b>DIMENSIONS/WEIGHT</b>	58"L x 27"W x 60"H / 197 lbs Assembled (205 lbs Packaged)

### TOUCHSCREEN CONSOLE SPECIFICATIONS

<b>DISPLAY</b>	10" or 16" High Definition, Full Color, Interactive Touch Screen Computer Display
<b>DATA FEEDBACK</b>	User Defined Data Feedback: RPM, Distance, Speed, Time, Pulse, METs, Calories, Watts, Level, Profile, Media, Volume, Wifi, Bluetooth, Workout Summary
<b>USER PROFILES</b>	6 Fully Customizable User Profiles - 10 Favorite/Custom Programs Each - Stores Comprehensive Data
<b>PROGRAMS</b>	20+ Pre-Loaded Programs: Quick Start, Classics (Goals, Hill, Random, Plateau, Constant Power, Race), Intervals (Classic, HIIT, Custom), HRC's Target, Interval, Fat Burn, Cardio), Fitness Test, Custom, Cool Down
<b>VIRTUAL SCENES</b>	4 Virtual Scenes - Forests, Beaches, Tropics, Mountains
<b>APPS/MEDIA</b>	Pre-Loaded Media Apps, Chrome, YouTube, Facebook, Instagram, Hulu, Netflix, Disney+, Prime Video, Spotify, USB Music MP3 and Video MP4, HDMI Input, Use Bluetooth to Connect to Apps on Your Device
<b>BODYCRAFT CONNECT</b>	BODYCRAFT CONNECT Module for Connecting Apps on Smart Phone or Tablet
<b>HEART RATE</b>	Bluetooth, ANT+, and 5kHz Wireless Receivers
<b>AUDIO</b>	3.5mm Audio Jack & Wireless Bluetooth Audio
<b>USB</b>	PowerCharging, Software Updates, MP3/MP4 Player
<b>INTERNET</b>	Wired (Ethernet) and Wireless (Wifi) Internet, Cloud Software Update
<b>HDMI</b>	HDMI Input to Expand Your Entertainment Experience
<b>C-SAFE</b>	Dual C-Safe Ports, Charging port and Communication port for optional 3rd party devices.
<b>LANGUAGE</b>	Choose from 4 Languages, English, French, Spanish, or Chinese
<b>MANAGER MODE</b>	Change Parameters, Add Own Logo, Error Code Feedback, Software Updates, Diagnostic History Log, and More

### LCD CONSOLE SPECIFICATIONS

<b>DISPLAY</b>	9" Black Mask LCD Interactive Computer Display
<b>DATA FEEDBACK</b>	All-In-One Continuous Feedback with Message Center. RPM, Distance, Speed, Time, Pulse, METs, Calories, Watts, Level, Profile, Workout Summary.
<b>USER PROFILES</b>	2 User Profiles--(Can Be Disabled)
<b>PROGRAMS</b>	10 Pre-Loaded Programs - INTERVAL, HIIT - (High Intensity Interval Training), HRC - (Target, HR Interval), MANUAL - (Goal), CLASSIC- (Random, Hill, Plateau), CONSTANT POWER - (Watts), Cool Down
<b>C-SAFE</b>	Dual C-Safe Ports, Charging port and Communication port for optional 3rd party devices.
<b>BODYCRAFT CONNECT</b>	BODYCRAFT CONNECT Module for Connecting Apps on Smart Phone or Tablet
<b>HEART RATE</b>	Bluetooth, ANT+, and 5kHz Wireless Receivers
<b>MANAGER MODE</b>	Software Update, Pause Mode, Display Mode, and More
<b>USB</b>	Power Charging, Software Updates

### WARRANTY

<b>COMMERCIAL</b>	Frame: 10 Years / Parts: 5 Years / 3 Years Console Parts* / Labor: 2 Years** *90 Days CSAFE & USB Ports      **Excludes CSAFE & USB Ports, No Labor
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# SECTION 3

# ADT Commercial

Legend	Estimate #	Account	Lakeside Plantation Access	Address	Completed By	Peter Suchanek
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Symbol	Description	# Devices
<b>Intrusion Alarm</b>		
	Intrusion Alarm Control Panel	
	Intrusion Alarm Keypad	
	Cellular Backup	
	Door Contact	
	Overhead Door Contact	
	Motion Detector (Long Range)	
	Motion Detector (Wide Angle)	
	Motion Detector (Ceiling Mount)	
	Glassbreak Detector	
	Photo-Electric Beam Transmitter(PE)	
	Photo-Electric Beam Receiver (PE)	
	Panic Button	
	Siren	
<b>Access Control</b>		
	Access Control Reader	
	Access Control Reader	
	Access Control Keypad	
	Access Control Keypad	
	Access Control Panel	
	Locking Hardware Power Supply	
<b>Video Surveillance</b>		
	Dome Camera	
	Camera and Housing	
	Approximate Field of View	
	Network Switch	
	Camera Power Supply	
	Digital Video Recorder	
	Network Video Recorder	
	Network Attached Storage	
	Monitor	



- Push to exit with pedestal
- Push to exit
- ADT to add 3 additional readers to existing access control system
  1. Billiards room
  2. Woman's Restroom
  3. Men's Restroom

# ADT Commercial

Legend	Estimate #	Account	Lakeside Plantation Access	Address	Completed By	Peter Suchanek
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Symbol	Description	# Devices
<b>Intrusion Alarm</b>		
BACP	Intrusion Alarm Control Panel	
KP	Intrusion Alarm Keypad	
B	Cellular Backup	
C	Door Contact	
C	Overhead Door Contact	
M	Motion Detector (Long Range)	
M	Motion Detector (Wide Angle)	
M	Motion Detector (Ceiling Mount)	
G	Glassbreak Detector	
T	Photo-Electric Beam Transmitter (PE)	
R	Photo-Electric Beam Receiver (PE)	
▲	Panic Button	
☎	Siren	
<b>Access Control</b>		
↓	Access Control Reader	
↑	Access Control Reader	
↓	Access Control Keypad	
↑	Access Control Keypad	
ACP	Access Control Panel	
P/S	Locking Hardware Power Supply	
<b>Video Surveillance</b>		
📹	Dome Camera	
📹	Camera and Housing	
△	Approximate Field of View	
S	Network Switch	
P	Camera Power Supply	
📺	Digital Video Recorder	
NVR	Network Video Recorder	
📺	Network Attached Storage	
📺	Monitor	



140\_FT 10ft Ceiling

60\_FT

Push to exit with pedestal

Push to exit

ADT to add 3 additional readers to existing access control system

1. Billiards room
2. Woman's Restroom
3. Men's Restroom



Proposal prepared for:

# LAKESIDE PLANTATION COMMUNITY

Presented by:

**Peter Suchanek**

10.15.2024

Sales Agreement ID: 891985529

*Proposal pricing is valid for 30 days*



October 15, 2024

LAKESIDE PLANTATION COMMUNITY  
2200 PLANTATION BLVD, LAKESIDE PLANTATION CDD,  
NORTH PORT, FL 34289

On behalf of Everon, thank you for the opportunity to respond to your RFP/solicitation for LAKESIDE PLANTATION COMMUNITY.

Everon is a leading national integrator and premier service provider of commercial security, fire and life safety. We support more than 300,000 customer locations, backed by our national strength, and over 5,000 employees, including 2,300 technicians, across more than 100 locations. Our company draws on an outstanding legacy of service excellence that is strengthened by our people's decades of industry expertise to emerge as an innovator and service excellence champion, protecting commercial property, people, and assets. We measure success on achieving customer goals and developing strong, long-lasting partnerships through every project and customer interaction. As a national company with local offices, our broad footprint is designed to provide you with a quality service experience to meet your specific needs and exceed your expectations.

We look forward to next-step discussions in order to provide LAKESIDE PLANTATION COMMUNITY with best-in-class solutions and service as your One Ideal Partner, and to help you achieve your security, fire and life safety objectives now and into the future. Thank you for your consideration.

Respectfully,

Peter Suchanek  
Sr Comm Security Conslt  
Everon

# 1. Executive summary

## 1.1. Powered by Experience. Driven by Excellence.

Everon is a leading national integrator and premier service provider of commercial security, fire and life safety. We support more than 300,000 customer locations backed by our national strength and local knowledge of over 5,000 employees – including 2,300 technicians – across 100 offices, and two dedicated monitoring and operations centers. Our corporate offices are based in Boca Raton, Florida with our Innovation & Operations HQ in Dallas, Texas.

**300,000+**  
Customer Locations

Everon draws on an outstanding legacy of service excellence that is strengthened by over a decade of industry expertise – with many leaders having spent the majority of their careers in the industry. Our organization was built over the last decade by some of the most trusted names in commercial security that include ADT Commercial, Protection 1, and Red Hawk Fire & Security. In that time, we focused on providing comprehensive, scalable solutions to address unique needs of mid-market, national and large-scale organizations, and established a new industry standard for customer-driven service excellence and delivery. With GTCR’s acquisition of ADT Commercial in 2023, we’ve now emerged as an innovator and service excellence champion protecting commercial people, property, and assets across industries. Through our predecessor companies, we built a reputation as one of the nation’s best commercial security providers, with decades of experience and a proven record of excellence in customer service.

**100+**  
Locations with Local Leadership

**2,300+**  
Technicians

Today, we are Everon. We are ever focused on being game-changers and innovators, breaking new ground to propel the industry forward with a customer-focused approach to optimizing your security and life safety ecosystem. We are ever committed to being the dedicated partner and security advisor you can trust.

**2**  
Company-Owned UL Listed Monitoring and Operations Centers

Everon is committed to protecting your organization at every level. Engaging with us gives you access to an industry-leading range of security, fire, and life safety offerings, backed by our state-of-the-art, national-scale 24/7/365 monitoring infrastructure. And it means you will benefit from our commitment to innovation: Ongoing investment in new technologies and new capabilities, including cutting-edge technology in unique applications, AI-powered solutions, enterprise-level systems for complex environments, and much more.

Our commitment to our customers is based on a foundational principle: We commit to the protection of your facilities and assets as though they are our own. And we respond to your dedication to your people’s safety with our own tenacity. We consistently deliver a great customer experience—making us a trusted

partner across industries and solutions. Our experienced security, fire, and life safety experts, paired with our innovative approach to providing best-in-class service, allow us to deliver exceptional customer service across your enterprise, whether you have one location or 1,000.

Our specialized commercial team members have deep technical knowledge, complex design skillsets, and multiple enterprise-level technology, security, and fire certifications. Our Integrated Solutions team provides design development oversight, technical support and engineering, and cross-discipline project management for your complex commercial environments. Our National Fire & Life Safety Team provides fire alarm, sprinkler, and suppression system expertise from NICET and NFPA certified specialists; voice evacuation and mass notification solutions; and in-house system design-build services. The experts at our Network Operations Center design, deploy, and manage security networks, as well as provide hosted infrastructure (IaaS), cloud device health and environmental monitoring, and managed administrative services. And our industry experts have decades of specialized experience and in-depth understanding of the unique solutions and technologies needed to address your specific business challenges.

We know standard, off-the-shelf solutions don't work for leading-edge, complex organizations. We can help you build a flexible and customizable security, fire, and life safety program to meet your unique business challenges, and to help protect your people, property, and assets—while minimizing risk to your organization. We aim to build customer-driven partnerships by helping identify the products and services that work best for your business needs and meet your security, fire, and life safety objectives in the most effective manner. Building solutions to meet your enterprise-level objectives is our specialty—we'll help you find the best combination of products and services from our comprehensive suite of security, fire, and life safety technologies to cover your locations inside and out.

## 1.2 Our Guiding Principles

- **Customers Are Our True North:** We know that our reputation is based on how we serve our customers.
- **Our People Are the Difference:** We strive to be the best technically trained team in the business.
- **Dedicated to Commercial:** We are purposefully built to serve the integrated security, fire, and life safety needs of our customers.
- **One Ideal Partner:** We are a full-service national company with nimble local delivery teams.

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## Equipment and Investment Statement for: Add Access Control 3 Doors

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Site Information: LAKESIDE PLANTATION CDD, 2800 PLANTATION RD, NORTH PORT, FL 34289

### Theory of Operation:

ADT to add 3 additional readers to existing access control system

1. Billiards room
2. Woman's Restroom
3. Men's Restroom

Existing Brivo 6100 Large Panel on site

ADT to install 2 additional Expansion boards

ADT to install 3 readers

ADT to install an additional power supply

**LOCKSMITH FEES ARE INCLUDED**

Contact:

Harold Myers

2800 Plantation Boulevard  
North Port, FL 34289

Phone: 941.423.5500

Fax: 941.423.5501

Email: [manager@lakesideplantationcdd.com](mailto:manager@lakesideplantationcdd.com)

### Equipment List:

Quantity	Description
300	PROFUSION ACCESS CNTL PLENUM 5
1	ENCLOSURE SMP3 BC100 TP1640
3	Single gang tri-technology reader. Compatible with Brivo Mobile Pass with Fluid Access bluetooth credentials (when used with the B-ACS6000-E or B-ACS300-E, B-ACS100-E), 125KHz proximity credentials, B
2	Two Reader Expansion Board with OSDP. [Can be used to replace ACS6000 series DBs when used with the B-ACS6100-ADPL adapter plate.]

### Recurring Services:

Description	Amount
Access Control	\$40.80
Service Plan	\$20.00
<hr/>	
Sub Total Monthly Charge:	\$60.80

**Summary of Charges for: Add Access Control 3 Doors**

Installation Price	216 .	\$9,042.21
Estimated Install Taxes		\$632.95
<b>Total Installation Price*</b>		<b>\$9,675.16</b>
<b>Total Monthly Recurring Services Charges*</b>		<b>\$60.80</b>
		*Plus applicable tax
<b>Schedule of Values</b>	<b>30/70</b>	<b>30% of Contract Value Upon Contract Acceptance</b> <b>70% of Contract Value at Final Acceptance</b>

*Proposal pricing is valid for 30 days*

# Investment Summary

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## Total Proposal Option

<b>Installation Price</b>	<b>\$9,042.21</b>
<b>Estimated Install Taxes</b>	<b>\$632.95</b>
<b>Total Installation Price*</b>	<b>\$9,675.16</b>

**Total Monthly Recurring Services Charges\*** **\$60.80**

\*Plus applicable tax

*Proposal pricing is valid for 30 days*

If Everon and Customer are parties to a mutually signed, written agreement, then the terms of that agreement control. If Everon and Customer are not parties to a signed contract, then the scope of work and prices set forth above are based upon and subject to the Everon Terms and Conditions ("Terms") available at <https://www.everonsolutions.com/terms-and-conditions-sale>. Any modifications to the Terms may result in pricing changes. Any other terms and conditions are rejected by Everon unless in a document signed by an authorized representative of Everon.